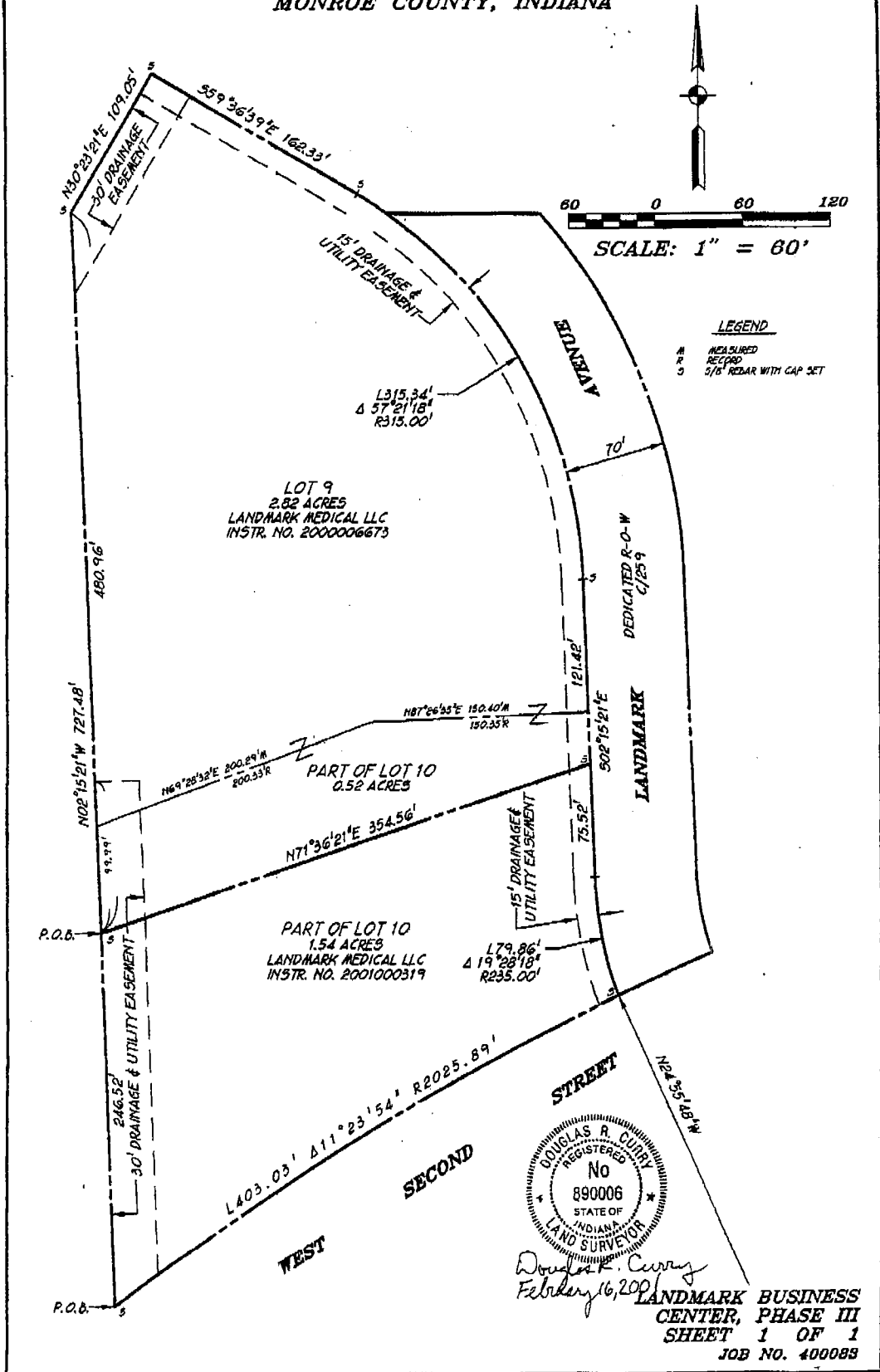


A PART OF THE NW 1/4, SECTION 5, T8N, R1W  
MONROE COUNTY, INDIANA



BYNUM FANTO & ASSOC'S, INC. 528 N. WALNUT ST. BLOOMINGTON, IN 47404 (812)332-8030 FAX: (812)339-2990

5-8-163

Sem. Pt Lat 100

Dec 3 1985

# SURVEYOR LOCATION REPORT

THIS REPORT IS BASED ON LIMITED ACCURACY DATA AND THEREFORE NO DATA HEREIN SHOULD BE USED FOR CONSTRUCTION OR ESTABLISHING BOUNDARY OR FENCE LINES.

PROPERTY ADDRESS: 1916 W. WYLIE, BLOOMINGTON, IN.

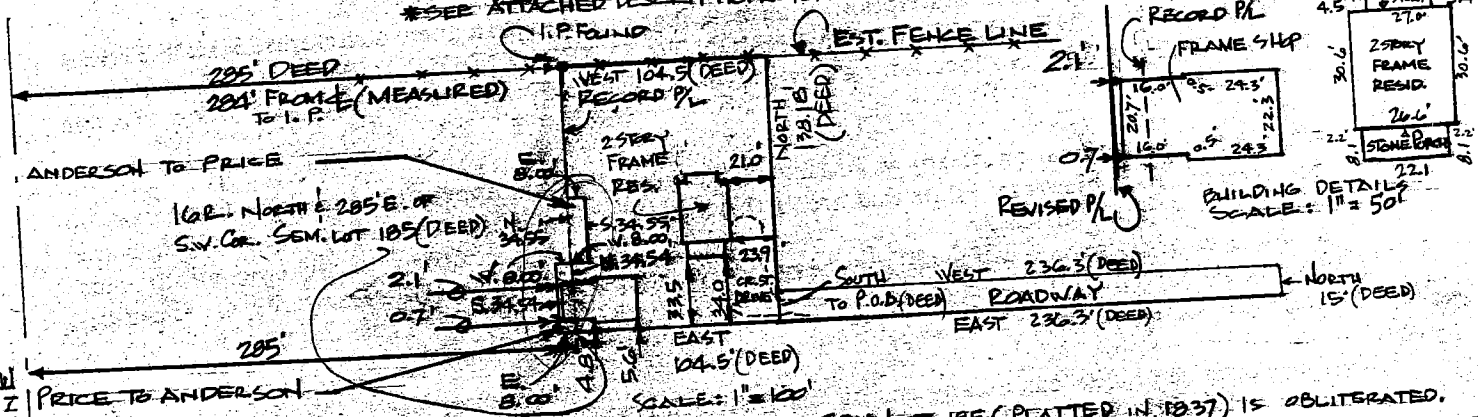
## PROPERTY DESCRIPTION:

Part of Seminary Lot 185 described as follows: Beginning at a point that is 16 rods North and 285 feet East of the Southwest corner of said Seminary Lot 185; thence East 104.5 feet; thence North 138.18 feet; thence West 104.5 feet, thence South 138.18 feet to the place of beginning.

ALSO, the right to use the waterline leading from said above-described land to the main water line on Indiana State Highway No. 45.

ALSO, the non-exclusive right to use as a roadway the following described land, beginning at the Southeast corner of the above-described tract of land, thence East 236.3 feet, thence North 15 feet, thence West 236.3 feet, thence South to the place of beginning.

\*SEE ATTACHED DESCRIPTIONS FOR REVISION OF WEST P/L (270' ADDED) 274' EXCEPTED



NOTE: ALL ORIGINAL EVIDENCE OF THE BOUNDARY LOCATION OF SEM. LOT 185 (PLATTED IN 1937) IS OBLITERATED. SURVEY MARKER (FOUND AT NW COR.), FENCE LINES/LINES OF OCCUPATION, AND DEEDS OF ADJACENT PROPERTIES ALL INDICATE THAT THE WEST LINE OF SEM. LOT 185 HAS BEEN TAKEN AS THE CL OF COPY LANE. THE ORIGINAL PLAT (BOOK K, P. 1), HOWEVER, INDICATES THE W. LINE OF S.L. 185 AS THE E. P/L OF A PLATTED LANE OF UNDEFINED WIDTH. THE THEORETICAL LOCATION OF P/L'S IN THIS AREA WOULD, THEREFORE, BE FARTHER EAST THAN THE LOCATIONS THAT HAVE DEVELOPED FROM THE BASIS OF THE W. LINE OF S.L. 185 BEING THE CL OF COPY LANE.

I certify that the property does not appear to be in a flood hazard area.

*[Signature]*

## DESIGNATED PARTIES

MORTGAGEE  
OR ASSIGNEES:  
TITLE CO.:  
OTHER: JAMES M. MARILE

FILED

APR 05 1985

REFERENCE NO.

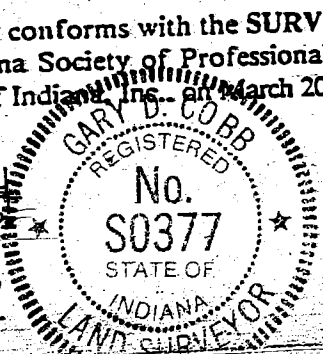
REFERENCE NO.

*[Signature]*  
Auditor Monroe County, Indiana

I, the undersigned, an Indiana Registered Land Surveyor, hereby certify that on the date shown, I supervised the inspection of the real estate described herein at the Address indicated. THIS LOCATION REPORT WAS PREPARED FOR USE BY THE DESIGNATED PARTIES ONLY AND FOR NO ONE ELSE. THE ACCURACY OF THE LOCATION DATA SHOWN IS LIMITED TO THAT REQUIRED BY THE INDIANA "SURVEYOR LOCATION REPORT" MINIMUM REQUIREMENTS UNLESS OTHERWISE SPECIFIED AND EXPLAINED ON THIS DOCUMENT. IF A MORE ACCURATE OR DETAILED LAND SURVEY IS DESIRED OR IF CORNER MONUMENTS ARE REQUIRED, AN INDIANA LAND TITLE SURVEY SHOULD BE ORDERED.

I further certify that to the best of my knowledge this Location Report conforms with the SURVEYOR LOCATION REPORT Minimum Requirements, as adopted by the Indiana Society of Professional Land Surveyors, Inc., on January 29, 1981, and approved by the Title Underwriters of Indiana, Inc., on March 20, 1981.

CERTIFICATION DATE 2/28/85  
REV. 3/4/85: ANDERSON/PRICE "TRADE" DESCRIPTIONS PREPARED BY ATTACHED HEREIN  
SURVEYORS SIGNATURE  
REV. 3/13/85: "TRADE" DESCRIPTIONS RELABELED IN DEED FORM - "EXCEPTING" & "ALSO" & ATTACHED  
SURVEYORS JOB NO. HERE TO.



# BLOOMINGTON ENGINEERING COMPANY

ENGINEERS and SURVEYORS  
811 ANITA STREET  
BLOOMINGTON, INDIANA 47401  
Phone 332-2603



Also, a part of Seminary Lot 185, Bloomington, Indiana, described as follows: Beginning at a point that is 16 rods North and 285 feet East of the Southwest corner of said Seminary Lot 185, thence North for a distance of 34.54 feet, thence West for a distance of 8.00 feet, thence South for a distance of 34.54 feet, thence East for a distance of 8.00 feet to the point of beginning. Containing 276 square feet, more or less. Subject to all easements and rights of way of record.

Excepting, a part of Seminary Lot 185, Bloomington, Indiana, described as follows: Beginning at a point that is 16 rods and 34.54 feet North and 285 feet East of the Southwest corner of said Seminary Lot 185, thence North for a distance of 34.55 feet, thence East for a distance of 8.00 feet, thence South for a distance of 34.55 feet, thence West for a distance of 8.00 feet to the point of beginning. Containing 276 square feet, more or less. Subject to all easements and rights of way of record.

Descriptions prepared from a survey  
conducted under the supervision of:

A handwritten signature in cursive script that reads "Gary D. Cobb".

Gary D. Cobb  
Registered Land Surveyor  
Indiana Registry #S0377  
March 4, 1985  
Rev. March 13, 1985: Deleted and  
Added tracts relabeled in Deed  
Form-"Excepting" and "Also".

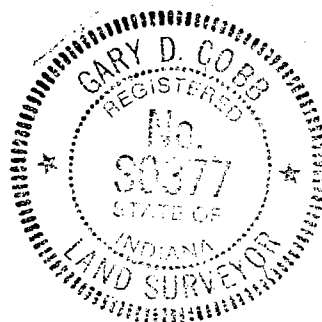


EXHIBIT A

Part of Seminary Lot 185 described as follows: Beginning at a point that is 16 rods North and 285 feet East of the Southwest corner of said Seminary Lot 185, thence East 104.5 feet; thence North 138.18 feet; thence West 104.5 feet, thence South 138.18 feet to the place of beginning.

EXCEPTING THEREFROM a part of Seminary Lot 185, Bloomington, Indiana, described as follows: Beginning at a point that is 16 rods and 34.54 feet North and 285 feet East of the Southwest corner of said Seminary Lot 185, thence North for a distance of 34.55 feet, thence East for a distance of 8.00 feet, thence South for a distance of 34.55 feet, thence West for a distance of 8.00 feet to the point of beginning. Containing 276 square feet, more or less.

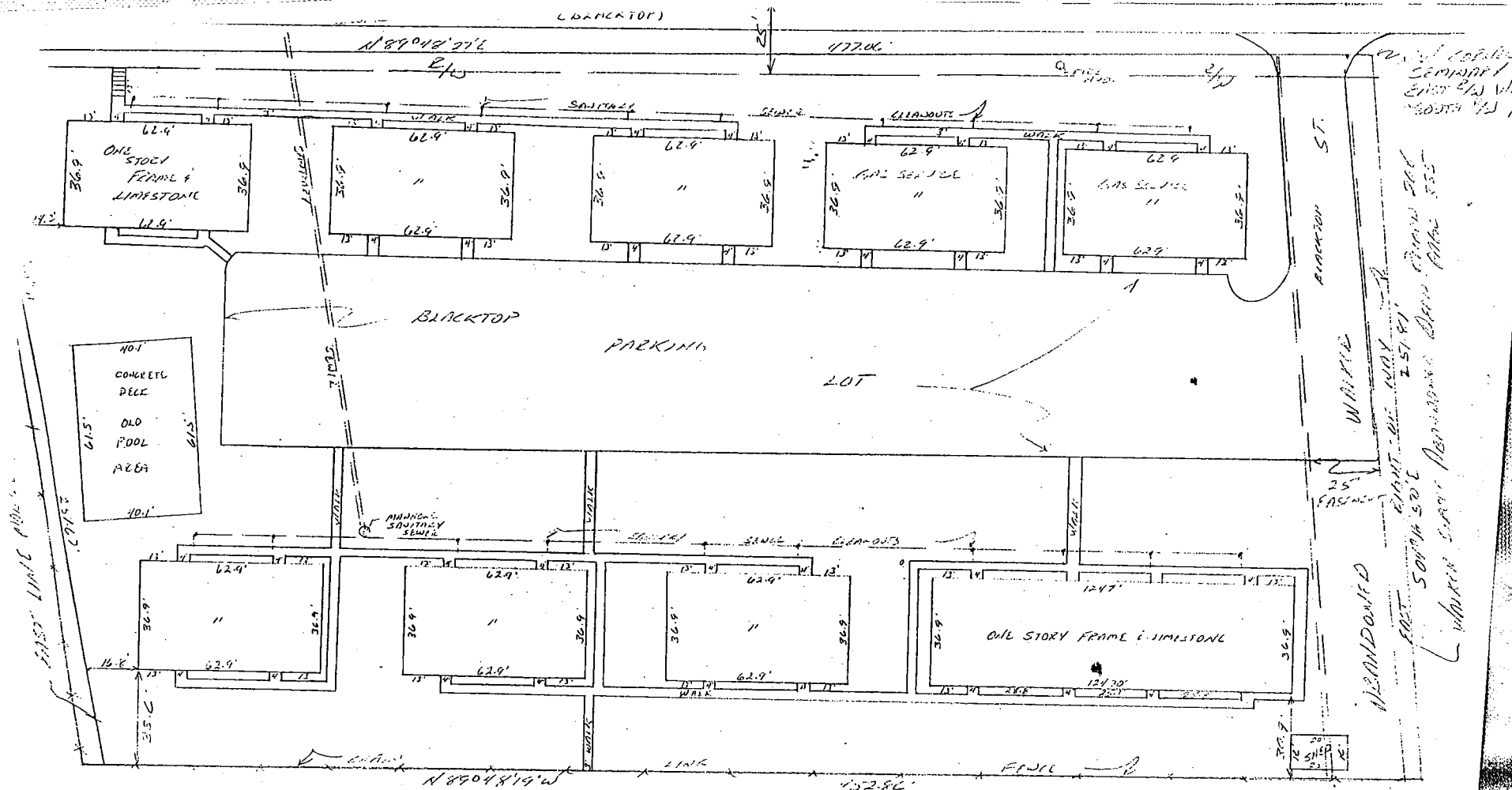
ALSO, the right to use the waterline leading from said above-described land to the main water line on Indiana State Highway No. 45.

ALSO, the non-exclusive right to use as a roadway the following described land, beginning at the Southeast corner of the first above-described tract of land, thence East 236.3 feet, thence North 15 feet, thence West 236.3 feet, thence South to the place of beginning.

CONVEYING ALSO, a part of Seminary Lot 185, Bloomington, Indiana, described as follows: Beginning at a point that is 16 rods North and 285 feet East of the Southwest corner of said Seminary Lot 185, thence North for a distance of 34.54 feet, thence West for a distance of 8.00 feet, thence South for a distance of 34.54 feet, thence East for a distance of 8.00 feet to the point of beginning. Containing 276 square feet, more or less.



Perry 5



DESCRIPTION:

A part of the South half of Section 5, Township 8 North, Range 1 West, Monroe County, Indiana, also being known as a part of Seminary Lot Number 165 to the City of Bloomington, Indiana, and abandoned Walker Street.

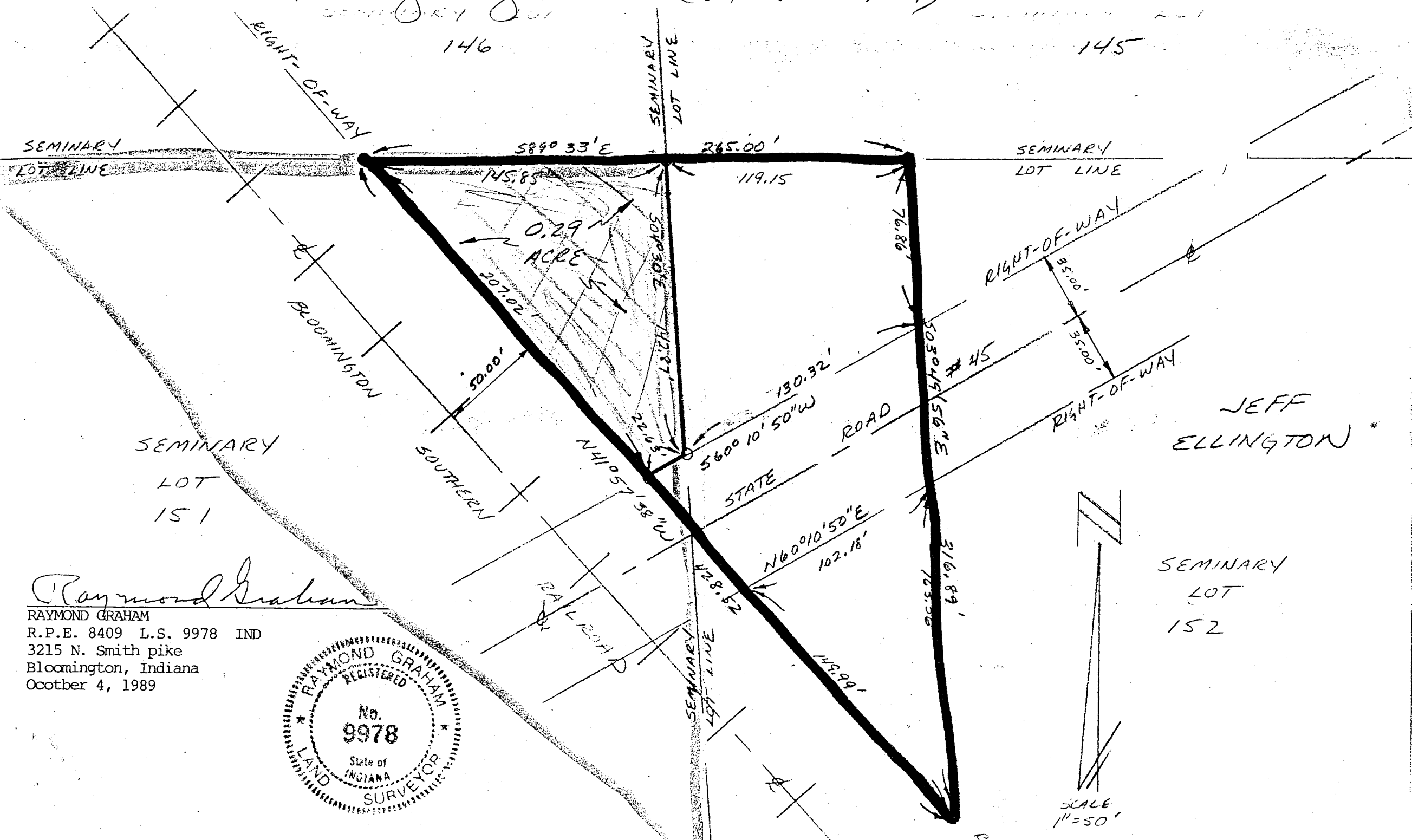
Beginning at the Northwest corner of Seminary Lot Number 57 in the City of Bloomington, Indiana, said point being the East right-of-way of the 33.00 foot abandoned Walker Street and the South right-of-way line of the 16.50 foot Allen Street, thence running with the East right-of-way line of abandoned Walker Street, as abandoned and recorded in Deed Record Book 208 at page 335, South 04 degrees 16 minutes 50 seconds East for 251.81 feet and to a point where said right-of-way intersects a East West chain link fence, thence leaving said Walker street right-of-way and running with said fence North 89 degrees 48 minutes 19 seconds West for 452.86 feet and to the East line of a Mobile Home Park road as recorded in Deed Record 289, page 498, thence running with said Mobile Home road right-of-way North 09 degrees 50 minutes 10 seconds East for 251.67 feet and to the South right-of-way line of Allen Street, thence running with said Allen Street line North 89 degrees 48 minutes 27 seconds East for 477.06 feet and to the point of beginning. Containing in all 2.66 acres, more or less.

CERTIFICATION:

I hereby certify that this plat as shown is a true and complete survey of the described property, and further certify that all improvements are wholly within the boundaries of said described property, and that the said improvements do not encroach upon any other property, nor are there any encroachments from any other property on said surveyed property.

Perry City sec 5 (PT sem 151)

112



Raymond Graham

RAYMOND GRAHAM  
R.P.E. 8409 L.S. 9978 IND  
3215 N. Smith pike  
Bloomington, Indiana  
October 4, 1989



SCALE  
1"=50'

THIS INDENTURE Witnesseth that the Grantor, the ILLINOIS CENTRAL RAILROAD COMPANY, a Delaware Corporation, 233 North Michigan Avenue, Chicago, Illinois 60601, for and in consideration of the sum of FIVE THOUSAND FIVE HUNDRED AND NO/100 DOLLARS (\$5,500.00) in hand paid and other valuable consideration, hereby conveys, releases, remises and forever quitclaims to the Grantee, JEFFREY R. ELLINGTON, 902 South Rogers, Bloomington, Indiana 47401 all its right, title, interest and claim in and to the following described lands and property situated in the County of Monroe and State of Indiana to wit:

A part of Seminary Lot 151, said Seminary Lot being a part of Section 5, Township 8 North, Range 1 West, Monroe County, Indiana, and being more particularly described as follows: Beginning at the Northeast corner of the said Seminary Lot 151; thence running with the East line of the said Seminary Lot 151 South 04 degrees 30 minutes East for 142.87 feet and to a point where the said East Seminary Lot line intersects the North right-of-way of State Highway #45 (Bloomfield Road); thence leaving the said East line and running with the said road right-of-way south 60 degrees 10 minutes 50 seconds West for 22.63 feet and to a point where the said road right-of-way intersects the East right-of-way of the Bloomington Southern Railroad; thence leaving the said road right-of-way and running with the said railroad right-of-way North 41 degrees 35 minutes 32 seconds West for 207.02 feet and to a point where the said East railroad right-of-way intersects the North line of the said Seminary Lot 151; thence leaving the said railroad right-of-way and with the said North Seminary Lot line South 89 degrees 33 minutes East for 145.85 feet and to the point of beginning. Containing in all 0.29 acres, more or less, excepting and excluding all the coal, oil, gas and other minerals underlying the same and all rights and easements in favor of the owner of the mineral estate or any party claiming by, through, or under said estate.

**INSTRUMENT NO.**

## PLAT CABINET

ENVELOPE

## WEDDLE PARK

SCALE 1" = 60'

Lot 1

4.211 Acres (gross)  
-0.176 Acres (R/W)  

---

4.035 Acres (net)

**Lot 2**

2.487 Acres (gross)  
-0.101 Acres (R/W)  

---

2.386 Acres (net)

### Location Map

## WEDDLE PARK

**SHEET 1 OF 2**

PREPARED BY BYNUM FANYO & ASSOCIATES INC. 700 N. WALNUT ST. BLOOMINGTON, IN. 47401

## WEDDLE PARK

## LEGAL DESCRIPTION

The existing legal descriptions for the subject parcels are recorded in Deed Record 397, page 192 and Deed Record 397, page 193, in the Office of the Recorder of Monroe County, Indiana. Based on a recent survey, the subject parcels are combined and more particularly found and described as follows:

Part of Seminary Lots 137, 138, 143, 144, and 145 to the City of Bloomington, Indiana, as recorded in Plat Book "N", page 503, Office of the Recorder of Monroe County, Indiana, being part of the Northwest quarter of Section 5, Township 8 North, Range 1 West, Perry Township, Monroe County, Indiana, more particularly described as follows:

Commencing at the Northeast corner of said Seminary Lot 137; thence South 88 degrees 05 minutes 21 seconds West along the North line of said Seminary lot a distance of 248.13 feet to a railroad spike found, marking the true point of beginning; thence South 04 degrees 24 minutes 03 seconds East 390.24 feet to a 1/2" rebar found in the concrete base of a fence corner post; thence South 87 degrees 38 minutes 02 seconds West 291.31 feet to a 1/2" rebar found; thence continuing South 87 degrees 38 minutes 02 seconds West 40.24 feet to a 5/8" rebar w/plastic cap set; thence South 13 degrees 13 minutes 48 seconds East 399.36 feet to a 2" drill steel found; thence South 79 degrees 18 minutes 56 seconds West 44.84 feet to a P.H. Nail set in the centerline of a creek; thence North 30 degrees 47 minutes 30 seconds West and along said creek 220.79 feet; thence North 32 degrees 03 minutes 36 seconds West and along said creek 251.30 feet; thence North 31 degrees 22 minutes 04 seconds West and along said creek 436.77 feet to a railroad spike set on the North line of Seminary Lot 138; thence North 88 degrees 05 minutes 21 seconds East along the North line of seminary Lots 138 and 137 a distance of 465.36 to a 1/2" rebar found; thence continuing North 88 degrees 05 minutes 21 seconds East along the North line of said Seminary Lot 137 a distance of 262.80 feet to the point of beginning, containing 6.698 acres, more or less.

Subject to all easements and/or rights of way of record.

## SURVEYOR'S CERTIFICATE

I, Kevin B. Potter, L.S. No. S 0487, the undersigned, do hereby certify that I am a land surveyor, licensed in compliance with the laws of the State of Indiana; that the attached plat correctly represents a survey made under my supervision on SEPTEMBER 28, 1993; and that all the monuments shown thereon actually exist and their positions are correctly shown.

Kevin B. Potter

Kevin B. Potter, L.S. No. S 0487



APPROVED BY THE CITY PLAN COMMISSION AT A MEETING HELD ON OCT. 11, 1993

L. Thomas Shuffard  
President

Timothy Mueller  
Secretary

The undersigned, Weddle Bros. Const. Co., Inc., owner of record of the real estate shown and described herein, do hereby lay off, plat and subdivide said real estate into lots, common areas, and other facilities for the beneficial use and enjoyment thereof.

This subdivision shall be known and designated as WEDDLE PARK and consist of Two (2) lots, numbered 1 and 2.

This subdivision shall be subject to the declaration of covenants, conditions, and restrictions as set forth \_\_\_\_\_.

In witness whereof, Weddle Bros. Const. Co., Inc., has caused this instrument to be executed this 23rd day of November, 1993.

Weddle Bros. Const. Co., Inc.

By: Lee E. Carmichael

LEE E. CARMICHAEL Corp. Sec. - T.E.G. as.  
Printed name & title

STATE OF INDIANA  
COUNTY OF MONROE SS:

Before me, the undersigned Notary Public, in and for the said county and state, personally appeared LEE E. CARMICHAEL and acknowledged the execution of the foregoing for the purposes therein expressed.

Greene  
County of Residence

Shirley Renea Payne  
Notary Public Within



3-25-96  
Commission Expiration

Shirley Renea Payne  
Notary Public Printed

## CERTIFICATE OF APPROVAL OF COMMISSION AND BOARD OF WORKS

Under the authority provided by Chapter 174 - Acts of 1947 - enacted by the General Assembly of the State of Indiana and Ordinances adopted by the Common Council of the City of Bloomington, Indiana, this plat was given approval by the City of Bloomington as follows:

APPROVED BY THE BOARD OF WORKS AT A MEETING HELD ON 11-2-93

Frank K. Hrsowalski  
President

Johanna E. Paghem  
Member

Martha E. Lima  
Member

WEDDLE PARK

SHEET 2 OF 2

# Bledsoe Tapp & Riggert, Inc.

-Quality Land Surveying and Civil Engineering Services-

BEN E. BLEDSOE, L.S.  
PHILIP O. TAPP, L.S.  
WILLIAM S. RIGGERT, P.E.  
BERNARD A. GUERRETTAZ, L.S.  
MARTY J. JAMES, L.S.

## ADDITION TO LOT 6 LANDMARK BUSINESS CENTER PHASE II JOB #0826

A part of the Northeast Quarter of Section 6 and part of the Northwest Quarter of Section 5, all in Township 8 North, Range 1 West, also being part of Lots 1, 2, and 3 of Lake View Park Subdivision (Plat Cabinet "B", Envelope 42) and a part of Seminary Lot 179 in the Office of the Recorder of Monroe County, Indiana, described as follows:

COMMENCING at the Northwest corner of said Section 5; thence SOUTH 02 degrees 15 minutes 20 seconds EAST, 41.52 feet; thence NORTH 88 degrees 36 minutes 44 seconds WEST, 53.02 feet; thence SOUTH 02 degrees 01 minutes 36 seconds EAST, 406.21 feet to the point of beginning; thence continuing SOUTH 02 degrees 01 minutes 36 seconds EAST, 25.00 feet to the North line of Lot 6 in Landmark Business Park Phase II; thence along said North line SOUTH 88 degrees 08 minutes 49 seconds EAST, 275.93 feet; thence NORTH 02 degrees 15 minutes 20 seconds WEST, 25.00 feet; thence NORTH 88 degrees 08 minutes 44 seconds WEST, 275.83 feet to the point of beginning, containing 0.158 acres, more or less.

This survey was executed according to survey requirements contained in Sections 1 through 19 of 865 IAC 1-12.

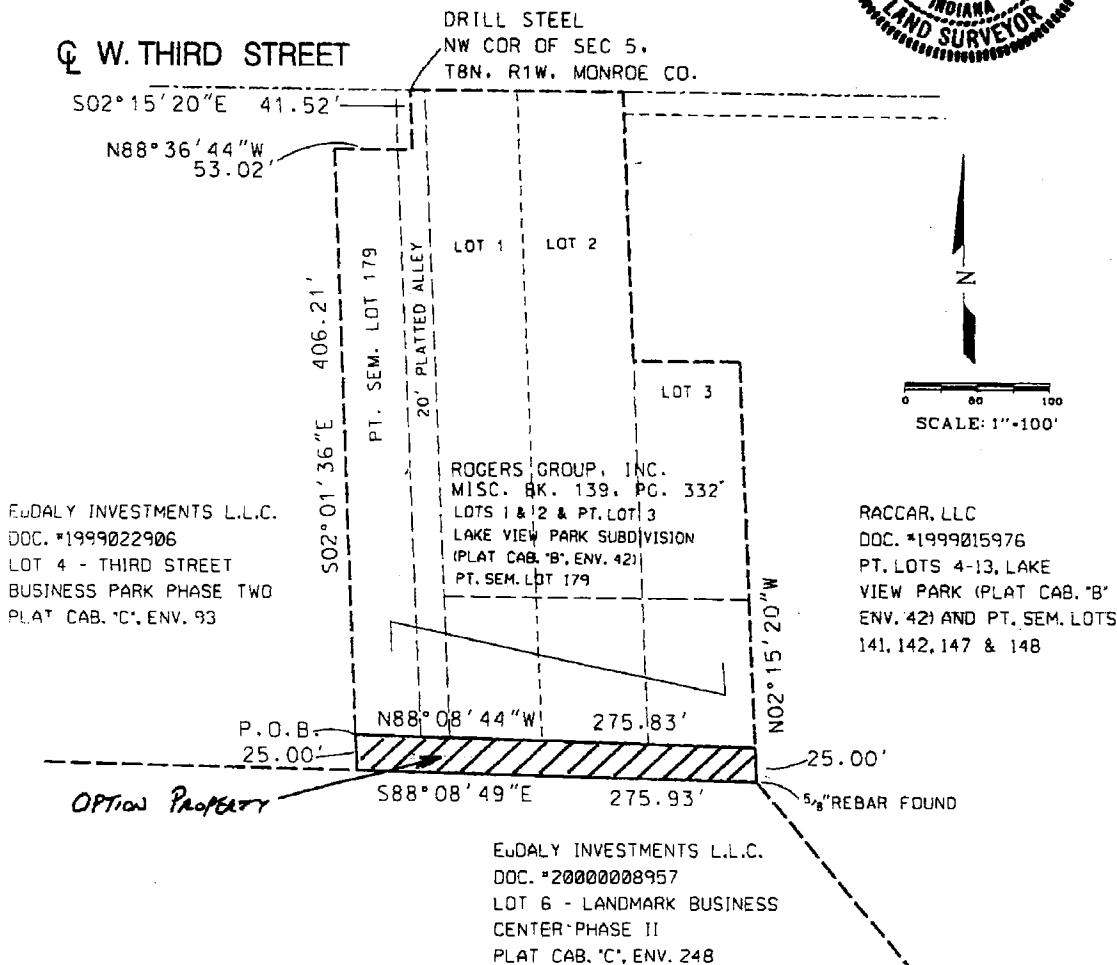
This certification does not take into consideration additional facts that an accurate and correct title search and/or examination might disclose.

Evidence of easements have not been located in the field and are not shown on this survey drawing.

Subject to the above reservation, I hereby certify that the survey work performed on the project shown hereon was performed either by me or under my direct supervision and control and that all information shown is true and correct to the best of my knowledge and belief.

Certified this 9<sup>th</sup> day of March, 2001.

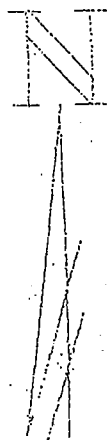
*Ben E. Bledsoe*  
Ben E. Bledsoe  
Registered Land Surveyor No. S0559  
State of Indiana



5-8-100  
6-8-100

417.21' EAST  
NW CORNER

SEMINARY  
LOT # 166



SCALE  
1" = 100'

PART  
SEMINARY  
LOT # 166

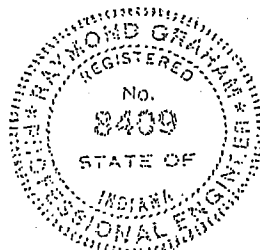
4.73 ACRES

PART  
SEMINARY  
LOT # 167

297.18'  
WEST

#### DESCRIPTION:

A part of Seminary Lots No. 166 & 167 in a part of Section 5, Township 8 North, Range 1 West, Monroe County, Indiana, bounded and described as follows: Beginning at a point that is 417.21 feet East of the Northwest corner of Seminary Lot No. 166 and on the North line of said Seminary Lot and in Allen Street, thence running on said North line East for 202.50 feet, thence leaving said line and running South 01 degrees 33 minutes 49 seconds East for 221.78 feet, thence East for 109.30 feet and to the East line of said Seminary Lot 166, thence running with said East line of Seminary Lots 166 and 167 South 05 degrees 21 minutes 44 seconds East for 550.27 feet, thence leaving said East line and running West for 297.18 feet and to a point 417.21 feet East of the West line of said Seminary Lots, thence running North 05 degrees 21 minutes 44 seconds West for 772.93 feet and to the point of beginning. Containing in all 4.73 acres, more or less. Subject to a 25.00 foot easement from the center line of said Allen Street for Highway right-of-way.

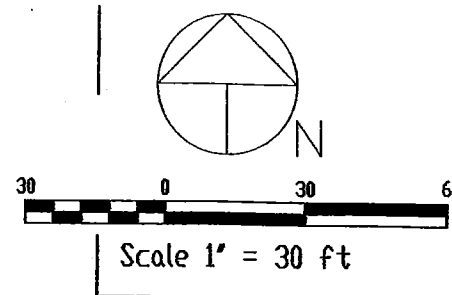


*Raymond Graham*

Raymond Graham  
R.P.E. 8409, I.S. 9978 Indiana  
3215 N. Smith Pike  
Bloomington, Indiana  
July 28, 1988

Perry 5

(~~pt~~ sem 36)



### LEGEND

- MAG NAIL SET THIS SURVEY
- 5/8" x 24" REBAR w/CAP SET THIS SURVEY
- (M) MEASURED
- (R) RECORD

SAMADDAR, P.K.  
D.B. 424, P. 588



Douglas R. Curry  
July 22, 2002

NOTE: NO RECORD R/W FOUND  
FROM 2ND STREET TO THE  
SOUTH LINE OF HOWE'S ADD.

PART OF SEMINARY LOT 36  
CITY OF BLOOMINGTON, IN  
SHEET 1 OF 3

PREPARED BY BYNUM FANYO & ASSOCIATES, INC., 528 N. WALNUT ST. BLOOMINGTON, IN. 47404



A circular professional engineer seal for Raymond Graham. The outer ring contains the text "RAYMOND GRAHAM" at the top and "REGISTERED PROFESSIONAL ENGINEER" at the bottom, separated by two stars. The inner circle contains the text "No. 8409" in the center, "STATE OF INDIANA" below it, and "REGISTERED" above it. The seal is stamped in black ink on a light-colored background.

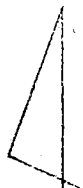
Laram, Evelyn

Seminary 58 Perry City

# TRI CO Surveying & Mapping

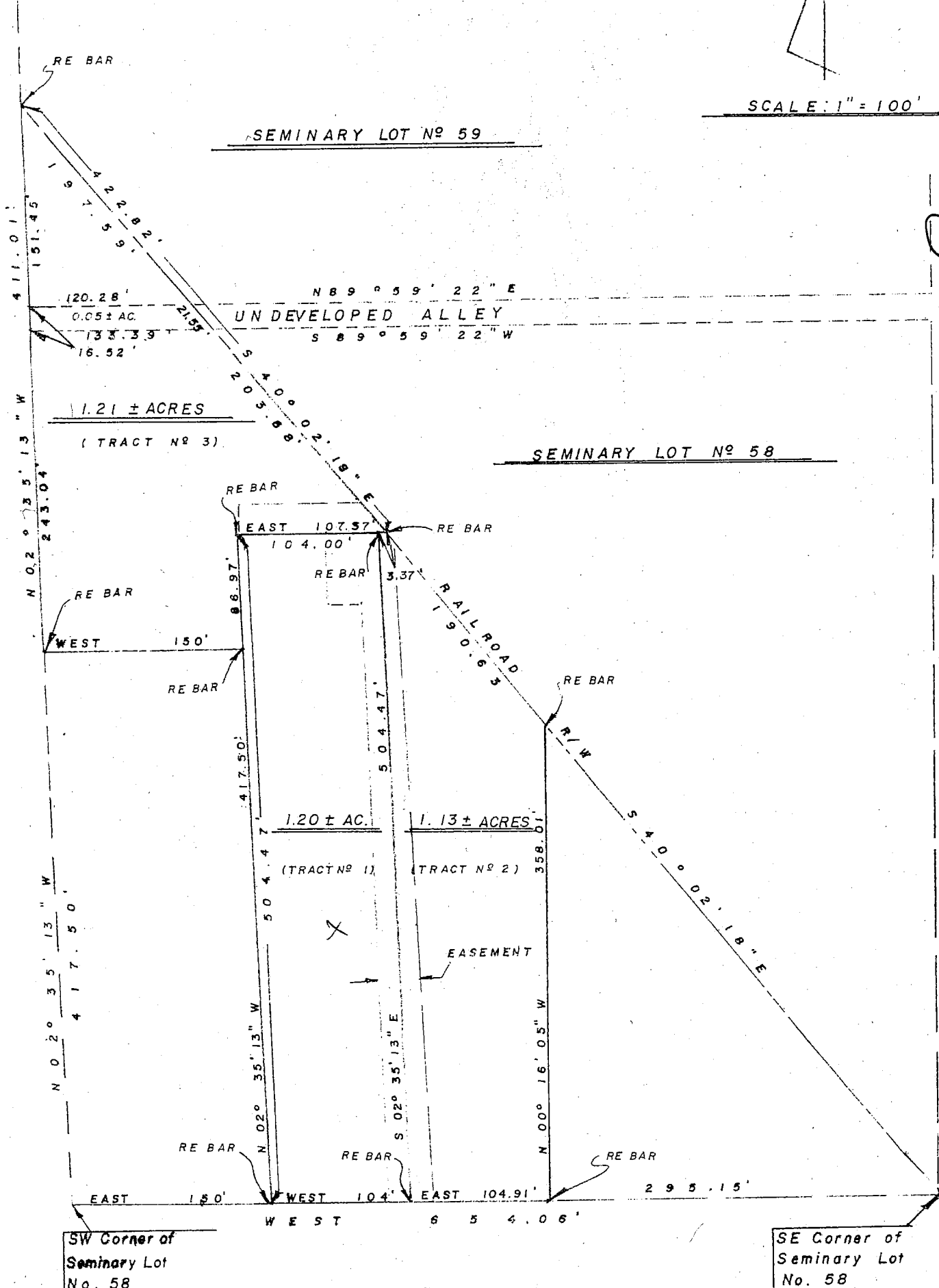
Edmund O. Farkas, Registered Land Surveyor

103 West Temperance  
P.O. Box 96  
Ellettsville, Indiana 47429  
Phone: 812-876-2305



SCALE: 1" = 100'

Perry



PLAN PREPARED BY:

FILED

APR 27 1988

Rodney J. Brown  
Monroe County, Indiana

Edmund O. Farkas  
Registered Land Surveyor  
Ind. Reg. No. S0114

11-1-79

# CO Surveying & Mapping

Edmund O. Farkas, Registered Land Surveyor

103 West Temperance  
P.O. Box 96  
Ellettsville, Indiana 47429  
Phone: 812-876-2305

## TRACT NUMBER 1

LUTGENS

A part of Seminary Lot Number Fifty-eight (58) in the City of Bloomington, Indiana, Monroe County, and more particularly described as follows:

Beginning at a point on the South Line of said Seminary Lot, said point being 150.00 feet East from the Southwest Corner of said Lot, thence leaving said South Line and running parallel with the West Line of said Lot North Two (02) Degrees, Thirty-five (35) Minutes, Thirteen (13) Seconds West 504.47 feet, thence running East 104.00 feet, thence running parallel with the West Line of said Seminary Lot South Two (02) Degrees, Thirty-five (35) Minutes, Thirteen (13) Seconds East 504.47 feet to the South Line of said Seminary Lot, thence along said South Lot Line West 104.00 feet to the place of beginning.

Containing 1.20 acres, more or less.

SUBJECT TO: the enclosed described easement.



# CO Surveying & Mapping

Edmund O. Farkas, Registered Land Surveyor

103 West Temperance  
P.O. Box 96  
Ellettsville, Indiana 47429  
Phone: 812-876-2305

## TRACT NUMBER 2

A part of Seminary Lot Number Fifty-eight (58) in the City of Bloomington, Monroe County, Indiana, and more particularly described as follows:

Beginning at a point on the South Line of said Seminary Lot, said point being 295.15 feet West from the Southeast Corner of said Lot, thence leaving said South Line and running parallel with the East Line of said Seminary Lot #58 North Zero (00) Degrees, Sixteen (16) Minutes, Five (05) Seconds West 358.01 feet to the South Right of Way of a Railroad, thence along said South Right of Way North Forty (40) Degrees, Two (02) Minutes, Eighteen (18) Seconds West 190.63 feet, thence leaving said Right of Way West 3.37 feet, thence running parallel with the West Line of said Seminary Lot #58 South Two (02) Degrees, Thirty-five (35) Minutes, Thirteen (13) Seconds East 504.47 feet to the South Line of said Seminary Lot, thence along said South Line East 104.91 feet to the place of beginning.

Containing 1.13 acres, more or less.

SUBJECT TO: the enclosed described easement.

  
Edmund O. Farkas  
Registered Land Surveyor  
Ind. Reg. No. S0114

# CO Surveying & Mapping

Edmund O. Farkas, Registered Land Surveyor

103 West Temperance  
P.O. Box 96  
Ellettsville, Indiana 47429  
Phone: 812-876-2305

## TRACT NUMBER 3

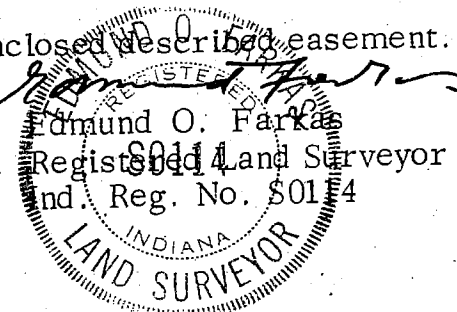
A part of Seminary Lot Number Fifty-eight (58) and Seminary Lot Number Fifty-nine (59) in the City of Bloomington, Monroe County, Indiana, and more particularly described as follows:

Beginning at a point on the West Line of said Seminary Lot #58, said point being North Two (02) Degrees, Thirty-five (35) Minutes, Thirteen (13) Seconds West 417.50 feet from the Southwest Corner of said Seminary Lot #58, thence along said West Line and along the West Line of said Lot #59 North Two (02) Degrees, Thirty-five (35) Minutes, Thirteen (13) Seconds West 411.01 feet to the South Right of Way of a Railroad, thence leaving said West Line and along said South Right of Way South Forty (40) Degrees, Two (02) Minutes, Eighteen (18) Seconds East 422.82 feet, thence leaving said South Right of Way <sup>and running</sup> West 107.37 feet, thence South Two (02) Degrees, Thirty-five (35) Minutes, Thirteen (13) Seconds East parallel with the West Line of said Lot #58, 86.97 feet, thence running West 150.00 feet to the place of beginning. Containing 1.26 acres, more or less.

EXCEPTING THEREFROM: the following described tract of land:

Beginning at the Northwest Corner of said Seminary Lot #58, thence running North Two (02) Degrees, Thirty-five (35) Minutes, Thirteen (13) Seconds West 16.52 feet to the Southwest Corner of said Seminary Lot #59, thence along the South Line of said Lot #59 North Eighty-nine (89) Degrees, Fifty-nine (59) Minutes, Twenty-two (22) Seconds East 120.28 feet to the South Right of Way of a Railroad, thence along said South Right of Way and leaving said South Lot Line South Forty (40) Degrees, Two (02) Minutes, Eighteen (18) Seconds East 21.55 feet to the North Line of said Lot #58, thence leaving said Right of Way and along said North Line South Eighty-nine (89) Degrees, Fifty-nine (59) Minutes, Twenty-two (22) Seconds West 133.39 feet to the place of beginning. Containing 0.05 acres in said exception: Containing 1.21 acres, more or less in said tract.

SUBJECT TO: the enclosed described easement.





THIS INDENTURE Witnesseth that the Grantor, the ILLINOIS CENTRAL GULF RAILROAD COMPANY, a Delaware Corporation, 233 North Michigan Avenue, Chicago, Illinois 60601, for and in consideration of the sum of THIRTY SIX THOUSAND DOLLARS AND NO/100 DOLLARS (\$36,000.00) in hand paid and other valuable

consideration, hereby conveys, releases, remises and forever guarantees to the Grantee, ROGERS GROUP, INC., all its right, title, interest and claim in and to the following described lands and property situated in the County of Monroe and State of Indiana to wit:

**FILED**  
MAR 14 1986  
Rodney J. Brown  
Auditor Monroe County, Indiana

Certain property forming a portion of the right of way of the Illinois Central Gulf Railroad Company's Bloomington Southern District, said property situated in the N/2 NW/4 Section 5, T.8 N., R.1 W., Second P.M., Monroe County, Indiana, is described as follows:

East Tract - A 25 foot wide parcel of land lying northeasterly of and adjacent to a line that lies parallel and/or concentric with and 25 feet normally distant northeasterly from the centerline of Grantor's main track and extending southeasterly from the East right of way line of Adams Street, a distance of 200 feet as measured along the Northeast line of said 25 foot wide parcel, to a line that extends northeasterly and southwesterly radial to a 1° curve concave to the Northeast in said main track centerline. ALSO, all right, title and interest the Grantor may have to the East Half of Adams Street situated adjacent to the West line of said East Tract.

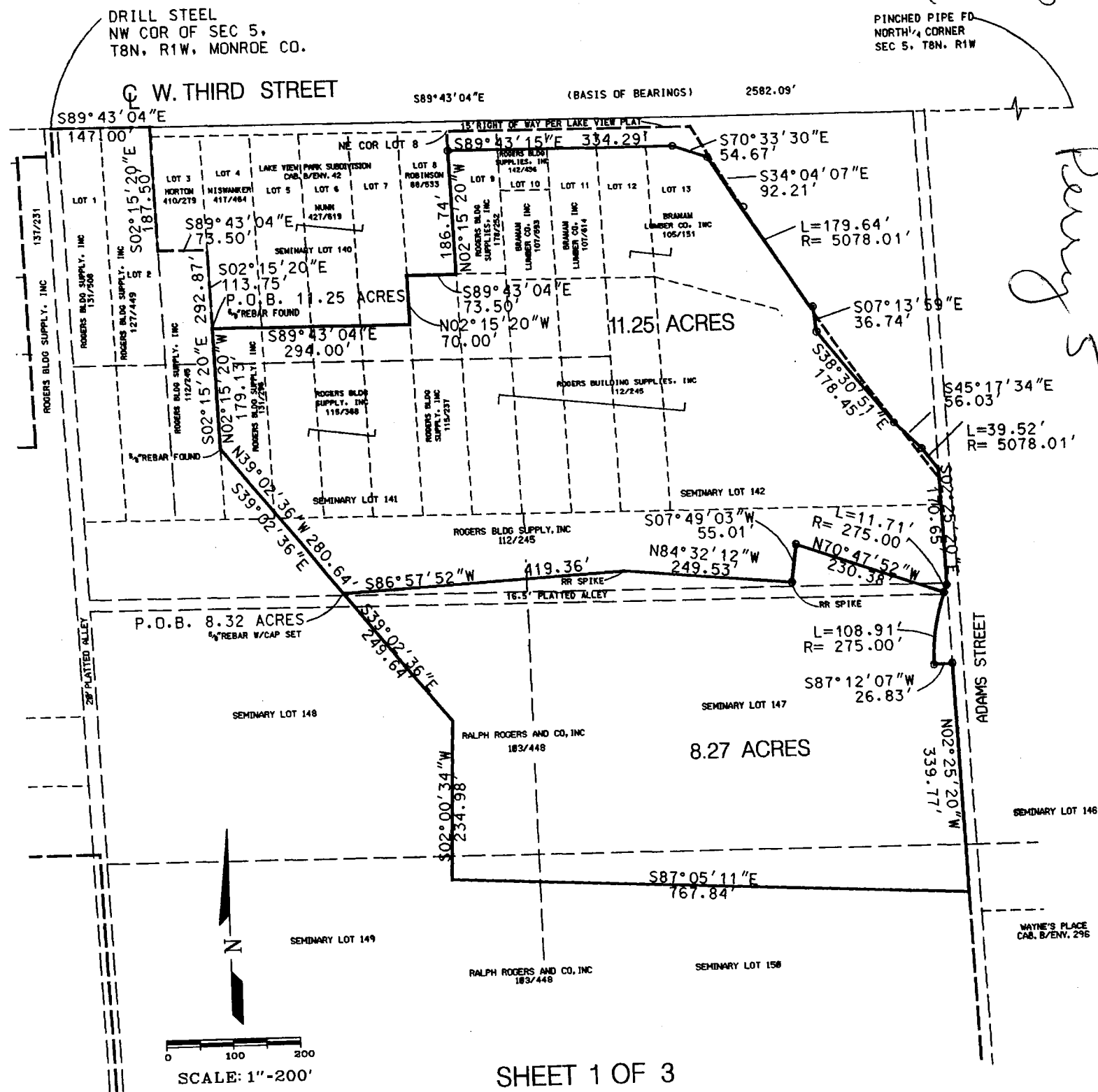
West Tract - A 25 foot wide parcel of land lying southwesterly of and adjacent to a line that lies parallel and/or concentric with and 25 feet normally distant southwesterly from the centerline of Grantor's main track and extending southeasterly from the North line of the NW/4 NW/4 said Section 5, a distance of 930 feet, more or less, to a line that extends northeasterly and southwesterly radial to a 1° curve concave to the Northeast in said main track centerline at a point 200 feet easterly from the East line of Adams Street as measured along the Southwest line of the sale parcel. Subject to the rights of the public in that part of State Road #48 and in that part of Adams Street situated within the limits of said West Tract.

GRANTEE agrees to maintain an unobstructed sight zone over and across a portion of both the East Tract and the West Tract herein above conveyed in order to provide a clear view between rail, pedestrian and vehicular traffic approaching the existing grade crossings of State Road #48 and Adams Street. Said sight zones described as: First - That part of the East Tract lying southwesterly of a line that extends southeasterly from a point on the East line of Adams Street 50 feet normally distant northeasterly from the centerline of Grantor's main track, 200 feet, more or less, to the South line of the sale parcel 40 feet normally distant northeasterly from said main track centerline; Second - That part of the West Tract lying northeasterly of a line that extends southeasterly from a point on the East line of Adams Street 50 feet normally distant southwesterly from the centerline of Grantor's main track, to the easternmost corner of said sale parcel; Third - That part of the West Tract lying northeasterly of a line that extends northwesterly from a point on the West line of Adams Street 50 feet normally distant southwesterly from the centerline of Grantor's main track, 210 feet to the Northeast line of the sale parcel; and, Fourth - That part of the West Tract lying northeasterly of a line that extends southeasterly from a point on the South line of State Road #48, 50 feet normally distant southwesterly from the centerline of Grantor's main track, 210 feet to the Northeast line of the sale parcel. Grantor agrees present structures encroaching within this sight zone may remain until removed or destroyed, Grantee agrees no alterations will be made to said structures causing the herein established sight zone to be further obscured. This covenant shall run with the land and be binding upon the Grantee, its successors and assigns for so long as rail traffic is maintained and operated over said crossing.

**BEN E. BLEDSOE, L.S.**  
**PHILIP O. TAPP, L.S.**  
**WILLIAM S. RIGGERT, P.E.**

359 Landmark Avenue  
Bloomington, IN 47404  
(812) 336-8277  
(812) 384-1114  
FAX: (812) 336-0817

JOB #505





# Bledsoe Tapp & Riggert, Inc.

-Quality Land Surveying and Civil Engineering Services-

BEN E. BLEDSOE, L.S.  
PHILIP O. TAPP, L.S.  
WILLIAM S. RIGGERT, P.E.

359 Landmark Avenue  
Bloomington, IN 47403-5002  
(812)336-8277  
(812)384-1114  
FAX: (812)336-0817

## DESCRIPTION ROGERS BUILDING SUPPLY Job #0505

A part of Seminary Lots 141, 142, 147 and 148 and also part of Lots 4, 5, 6, 7, 8, 9, 10, 11, 12 and 13 of Lake View Park, being located in the Northwest Quarter of Section 5, Township 8 North, Range 1 West, Monroe County, Indiana, and described as follows:

COMMENCING at a drill steel marking the Northwest corner of said Section 5; thence SOUTH 89 degrees 43 minutes 04 seconds EAST along the North line of said section, 147.00 feet; thence SOUTH 02 degrees 15 minutes 20 seconds EAST, 187.50 feet; thence SOUTH 89 degrees 43 minutes 04 seconds EAST, 73.50 feet; thence SOUTH 02 degrees 15 minutes 20 seconds EAST, 113.75 feet to the point of beginning; thence SOUTH 89 degrees 43 minutes 04 seconds EAST, 294.00 feet; thence NORTH 02 degrees 15 minutes 20 seconds WEST, 70.00 feet; thence SOUTH 89 degrees 43 minutes 04 seconds EAST, 73.50 feet; thence NORTH 02 degrees 15 minutes 20 seconds WEST, 186.74 feet to the South right-of-way of Third Street; thence along said right-of-way, SOUTH 89 degrees 43 minutes 15 seconds EAST, 334.29 feet; thence SOUTH 70 degrees 33 minutes 30 seconds EAST, 54.67 feet; thence SOUTH 34 degrees 04 minutes 07 seconds EAST, 92.21 feet to a point on a curve, the radius of which bears NORTH 57 degrees 42 minutes 00 seconds EAST, 5078.01 feet; thence Southeasterly through a central angle of 02 degrees 01 minute 37 seconds, 179.64 feet; thence SOUTH 07 degrees 13 minutes 59 seconds EAST, 36.74 feet; thence SOUTH 38 degrees 30 minutes 51 seconds EAST, 178.45 feet; thence SOUTH 45 degrees 17 minutes 34 seconds EAST, 56.03 feet to a point on a curve the radius of which bears NORTH 52 degrees 40 minutes 26 seconds EAST, 5078.01 feet; thence Southeasterly through a central angle of 0 degrees 26 minutes 45 seconds, a distance of 39.52 feet; thence SOUTH 02 degrees 25 minutes 20 seconds EAST, 170.65 feet to a non-tangent curve, the radius of which bears SOUTH 66 degrees 53 minutes 58 seconds EAST, 275.00 feet; thence southerly through a central angle of 2 degrees 26 minutes 24 seconds along said curve 11.71 feet; thence NORTH 70 degrees 47 minutes 52 seconds WEST, 230.38 feet; thence SOUTH 07 degrees 49 minutes 03 seconds WEST, 55.01 feet; thence NORTH 84 degrees 32 minutes 12 seconds WEST, 249.53 feet; thence SOUTH 86 degrees 57 minutes 52 seconds WEST, 419.36 feet; thence NORTH 39 degrees 02 minutes 36 seconds WEST, 280.64 feet; thence NORTH 02 degrees 15 minutes 20 seconds WEST, 179.12 feet to the point of beginning, containing 11.25 acres, more or less.

This survey was executed according to survey requirements contained in Sections 1 through 19 of 865 IAC 1-12.

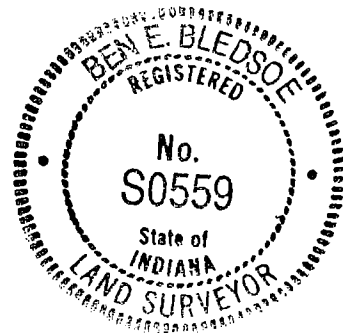
This certification does not take into consideration additional facts that an accurate and correct title search and/or examination might disclose.

Evidence of easements have not been located in the field and are not shown on this survey drawing.

Subject to the above reservation, I hereby certify that the survey work performed on the project shown hereon was performed either by me or under my direct supervision and control and that all information shown is true and correct to the best of my knowledge and belief.

Certified this 21<sup>st</sup> day of May, 1998.

Ben E. Bledsoe  
Ben E. Bledsoe  
Registered Land Surveyor No. S0559  
State of Indiana



# Bledsoe Tapp & Riggert, Inc.

*-Quality Land Surveying and Civil Engineering Services-*

BEN E. BLEDSOE, L.S.  
PHILIP O. TAPP, L.S.  
WILLIAM S. RIGGERT, P.E.

359 Landmark Avenue  
Bloomington, IN 47403-5002  
(812)336-8277  
(812)384-1114  
FAX: (812)336-0817

## DESCRIPTION ROGERS OFFICES Job #0505

A part of Seminary Lots 141, 142, 147, 148, 149 and 150, being located in the Northwest Quarter of Section 5, Township 8 North, Range 1 West, Monroe County, Indiana, and described as follows:

COMMENCING at a drill steel marking the Northwest corner of said Section 5; thence SOUTH 89 degrees 43 minutes 04 seconds EAST along the North line of said section, 147.00 feet; thence SOUTH 02 degrees 15 minutes 20 seconds EAST, 187.50 feet; thence SOUTH 89 degrees 43 minutes 04 seconds EAST, 73.50 feet; thence SOUTH 02 degrees 15 minutes 20 seconds EAST, 292.87 feet; thence SOUTH 39 degrees 02 minutes 36 seconds EAST, 280.64 feet to the point of beginning; thence continuing SOUTH 39 degrees 02 minutes 36 seconds EAST, 249.64 feet; thence SOUTH 02 degrees 00 minutes 34 seconds WEST, 234.98 feet; thence SOUTH 87 degrees 05 minutes 11 seconds EAST, 767.84 feet to the West right-of-way of Adams Street; thence along said right-of-way NORTH 02 degrees 25 minutes 20 seconds WEST, 339.77 feet; thence SOUTH 87 degrees 12 minutes 07 seconds WEST, 26.83 feet to a non-tangent curve the radius of which bears NORTH 87 degrees 58 minutes 12 seconds EAST, 275.00 feet; thence northerly through a central angle of 22 degrees 41 minutes 26 seconds along said curve 108.91 feet; thence NORTH 70 degrees 47 minutes 52 seconds WEST, 230.38 feet; thence SOUTH 07 degrees 49 minutes 03 seconds WEST, 55.01 feet; thence NORTH 84 degrees 32 minutes 12 seconds WEST, 249.53 feet; thence SOUTH 86 degrees 57 minutes 52 seconds WEST, 419.36 feet to the point of beginning, containing, 8.27 acres, more or less.

This survey was executed according to survey requirements contained in Sections 1 through 19 of 865 IAC 1-12.

This certification does not take into consideration additional facts that an accurate and correct title search and/or examination might disclose.

Evidence of easements have not been located in the field and are not shown on this survey drawing.

Subject to the above reservation, I hereby certify that the survey work performed on the project shown hereon was performed either by me or under my direct supervision and control and that all information shown is true and correct to the best of my knowledge and belief.

Certified this 21<sup>st</sup> day of May, 1998.



Ben E. Bledsoe  
Registered Land Surveyor No. S0559  
State of Indiana



# PLAT OF DESCRIPTION



Legal Description:

Part of Seminary Lots 137, 138, 143, 144, 145, and 146 to the City of Bloomington, Indiana, described as follows:

Commence at the Northeast corner of aforesaid Lot Number 137, thence South 88 degrees 05 minutes 21 seconds West 249.00 feet along the North line of said Lot 137 to a found iron pin marking the northwest corner of THE A.G.A. PARTNERSHIP property as recorded in book 289, page 270, in the Office of the Recorder of Monroe County, Indiana; thence continuing South 88 degrees 05 minutes 21 seconds West 262.66 feet along said north line to a found iron pin marking the point of beginning of herein described parcel; thence continuing South 88 degrees 05 minutes 21 seconds West 465.36 feet along the north line of Lots 137 and 138 to the centerline of a creek; thence South 31 degrees 12 minutes 46 seconds East 437.29 feet along said centerline of creek; thence South 32 degrees 20 minutes 16 seconds East 251.30 feet along said centerline of creek; thence South 31 degrees 02 minutes 58 seconds East 220.79 feet along said centerline of creek to a north line of PUBLIC SERVICE COMPANY OF INDIANA property as described in Deed Record Book 118, pages 254 and 255 in the Office of the Recorder of Monroe County, Indiana; thence North 79 degrees 17 minutes 08 seconds East 44.84 feet along said north line to a 2 inch diameter drill steel set in old post hole; thence North 13 degrees 21 minutes 49 seconds West 399.43 feet along a westerly line of said PUBLIC SERVICE COMPANY OF INDIANA property to a corner post; thence North 87 degrees 37 minutes East 40.24 feet along a north line of said PUBLIC SERVICE COMPANY OF INDIANA property to a found iron pin; thence North 00 degrees 15 minutes 24 seconds West 392.37 feet to the point of beginning, containing 4.22 acres, more or less, and subject to all legal easements and rights-of-way.

Date: March 25, 1991

Signed: Stephen E. Ramsey  
Stephen E. Ramsey  
Ind. L.S. #S0374

Legal Description:

Part of Seminary Lots number 137 and 144 to the City of  
Bloomington, Indiana described as follows:  
Beginning at the Northeast corner of the aforesaid Lot  
number 137, thence South 88 degrees 05 minutes 21 seconds  
West 249.00 feet along north line of said Lot numberf 137 to  
the real point of beginning, said point being marked by an  
iron pin; thence continuing on the North Line of said Lot  
number 137 South 88 degrees 15 minutes 21 seconds West  
262.66 feet; thence South 00 degrees 15 minutes 21 seconds  
East 392.37 feet; thence North 87 degrees 37 minutes East  
290.66 feet; thence North 04 degrees 24 minutes 46 seconds  
West 390.17 feet to the real point of beginning, containing  
2.494 acres, more or less.  
Subject to all legal easements and rights of way.

Date: MARCH 21, 1991

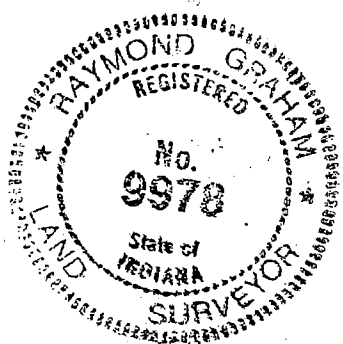
Prepared by: Stephen E. Ramsey  
Stephen E. Ramsey  
Ind. L.S. #S0374

PEDRA ANNA



DESCRIPTION:

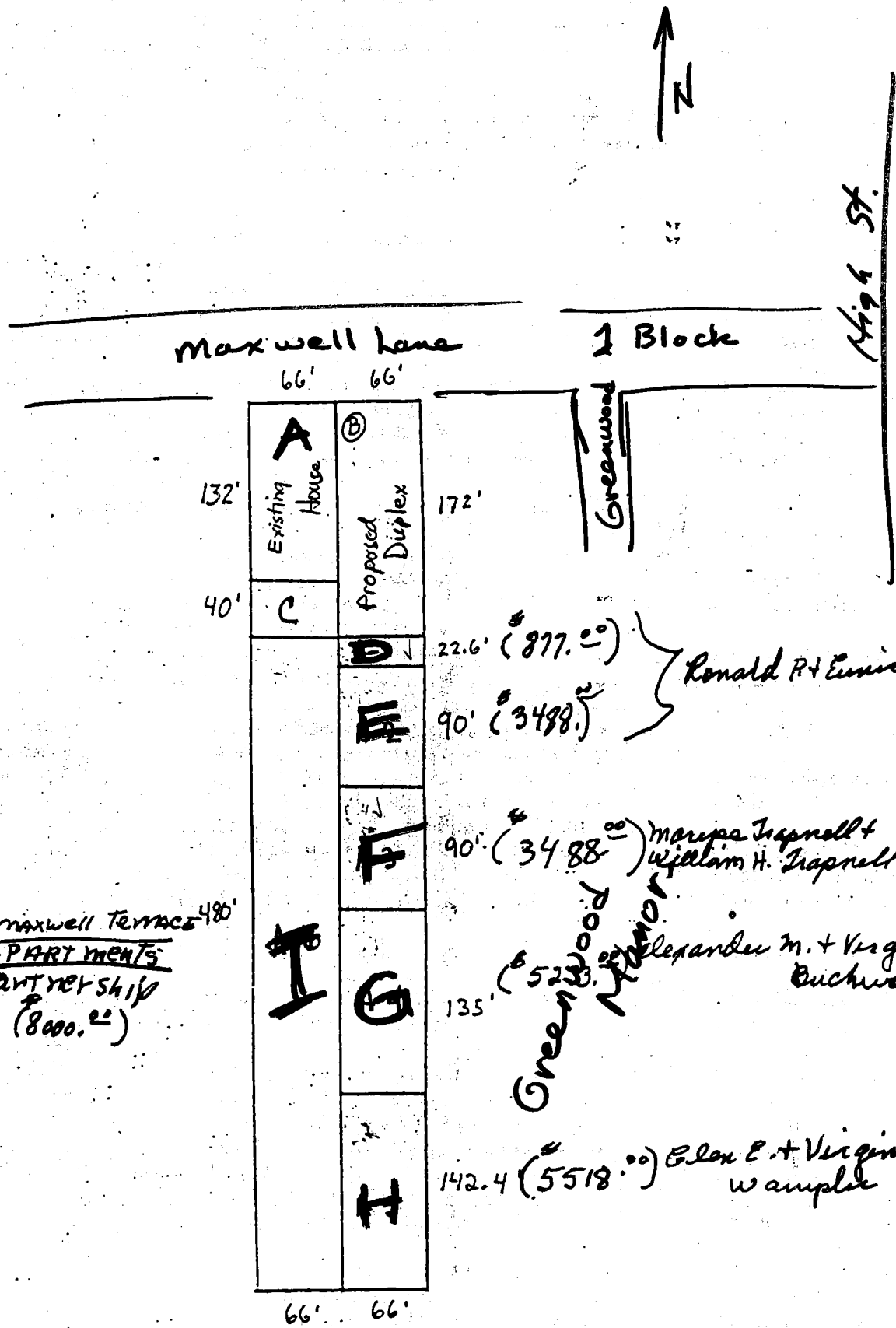
A part of Seminary Lot No. 174 and a part of the Southwest quarter all in Section 5, Township 8 North, Range 1 West, Monroe County, Indiana, more particularly described as follows: Beginning at a point on the South line of said Seminary Lot that is 299.77 feet West of the Southeast corner of said Seminary Lot 174, thence running North 04 degrees 30 minutes 49 seconds West for 355.17 feet, thence South 89 degrees 39 minutes 38 seconds West for 158.27 feet, thence South 04 degrees 31 minutes 50 seconds East for 361.93 feet and to the centerline of Allen Street, thence running with said centerline East for 158.23 feet, thence leaving said centerline and running North 04 degrees 30 minutes 49 seconds West for 8.25 feet and to the point of beginning. Containing in all 1.31 acres, more or less.



Raymond Graham  
Raymond Graham  
R.P.E. 8409 L.S. 9978 Indiana  
3215 N. Smith Pike  
Bloomington, Indiana  
March 2, 1994

Re Pappy Watson - office 334-1252  
 Home 332-3656

134 ... Perry City Dec 5



Maxwell Terrace 480'  
 APARTMENTS  
 PARTNERSHIP  
 (8000.00)

22.6' (877.00)  
 90' (3488.00)  
 90' (3488.00)  
 135' (5233.00)  
 142.4' (5518.00)  
 Ronald R. & Eunice D. Luecke  
 Marjorie J. Zapnell & William H. Zapnell  
 Alexander M. & Virginia E. Buchwald  
 Elen E. & Virginia M. Wampler

Plus: Greenwood Neighborhood Assoc.  
 (84500.) + (896.00 contribution  
 from Pappy WATSON

**FILED**

JAN 12 1987

Rodney J. Brown  
 Auditor Monroe County, Indiana

EXHIBIT "A"

LEE UTT  
Registered Land Surveyor No. 30088, Indiana  
Phone 332-6366  
1604 S. Henderson Street  
Bloomington, Indiana 47401

December 11, 1986

Legal description                      Tract D                      Adams to Liesman

A part of Seminary Lot 134 in the City of Bloomington, Indiana, bounded and described as follows: Beginning at a point on the west line of Lot 2 in Greenwood Manors Addition, said point of beginning being 172 feet South and 661.22 feet East of the Northwest corner of said Seminary Lot 134; thence from said point of beginning and running West for 66 feet; thence South for 22.63 feet; thence East for 66 feet and to the west line of said Lot 2; thence with the west line of said Lot 2 and running North for 22.63 feet and to the point of beginning. Containing 0.03 acre, more or less.



*Lee Utt*

Lee Utt, R.L.S. #30088, Indiana

**FILED**

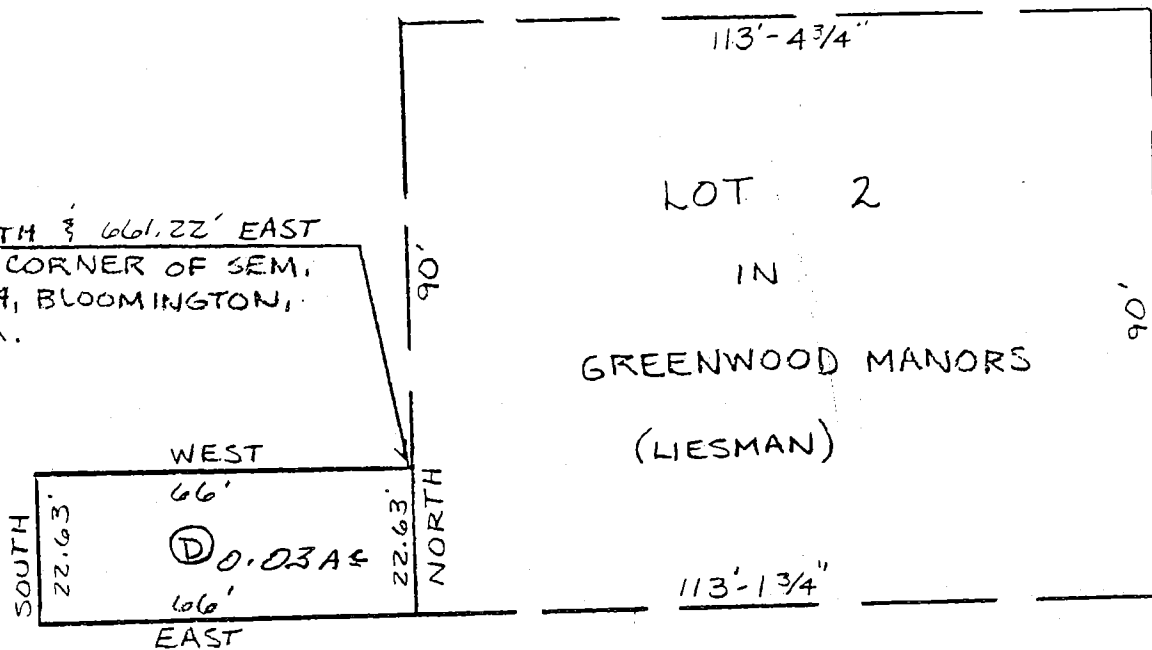
JAN 12 1987

*Robbery J. Brown*

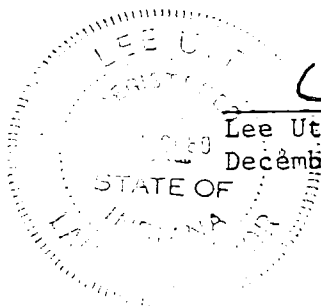
Recorder Monroe County, Indiana



2' SOUTH & 661.22' EAST  
N-W CORNER OF SEM.  
LOT 134, BLOOMINGTON,  
INDIANA.



SCALE: 1"=30'  
LIESMAN



Lee Utt, R.L.S. #S0089, Indiana  
December 11, 1986

LEE UTT  
Registered Land Surveyor No. 50089, Indiana  
Phone 332-6386  
1804 S. Henderson Street  
Bloomington, Indiana 47401

December 11, 1986

Legal description

Tract F

Adams to Trapnell

A part of Seminary Lot 134 in the City of Bloomington, Indiana, bounded and described as follows: Beginning at a point on the west line of Lot 4 in Greenwood Manors Addition, said point of beginning being 284.63 feet South and 661.22 feet East of the Northwest corner of said Seminary Lot 134; thence from said point of beginning and running West for 66 feet; thence South for 90 feet; thence East for 66 feet and to the west line of said Lot 4; thence with the west line of said Lot 4 and running North for 90 feet and to the point of beginning. Containing 0.14 acre, more or less.



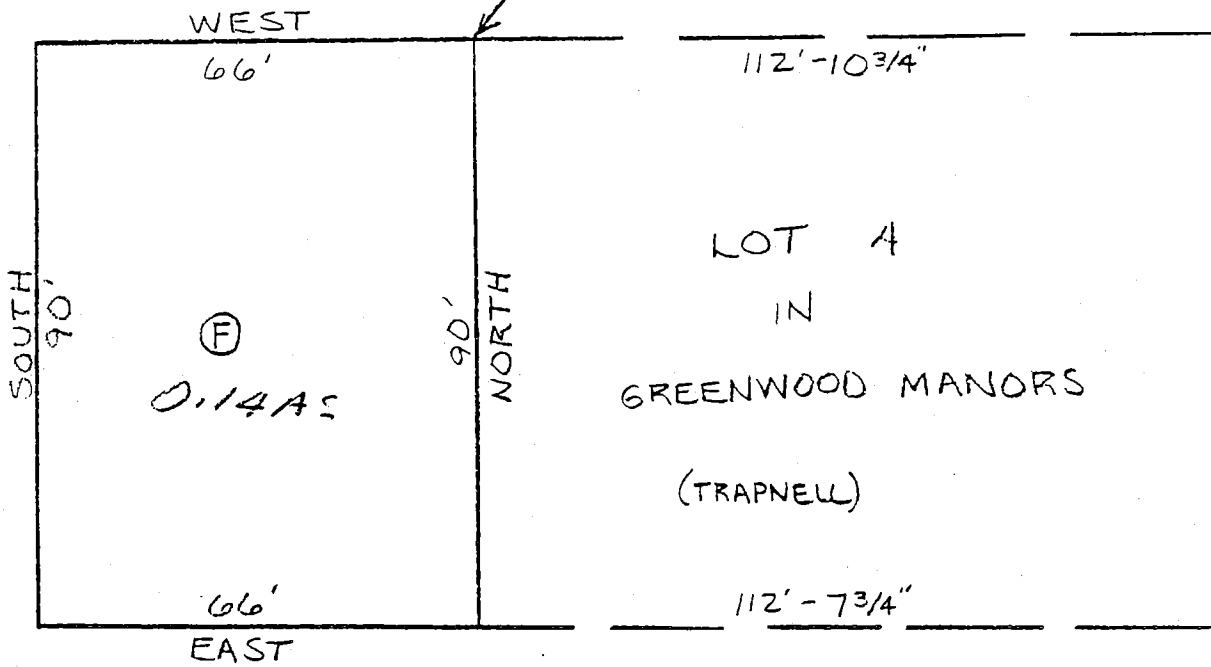
*Lee Utt*  
Lee Utt, R.L.S. #00189, Indiana

**FILED**

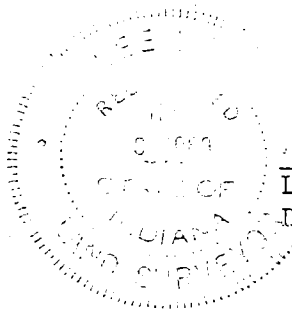
JAN 12 1987

*Rodney J. Brown*  
Recorder Monroe County, Indiana

284.63' SOUTH & 661.22' EAST  
OF N-W CORNER OF SEM. LOT  
134, BLOOMINGTON, INDIANA.



SCALE: 1" = 30'  
TRAPNELL



*Lee Utt*

Lee Utt, R.L.S. #S0089, Indiana  
December 11, 1986

LEE UTT  
Registered Land Surveyor No. S0089, Indiana  
Phone 332-6366  
1804 S. Henderson Street  
Bloomington, Indiana 47401

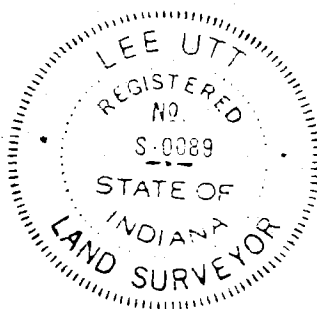
December 11, 1986

Legal description

Tract H

Adams to Wampler

A part of Seminary Lot 134 in the City of Bloomington, Indiana, bounded and described as follows: Beginning at a point on the west line of Lot 6 in Greenwood Manors Addition, said point of beginning being 509.63 feet South and 661.22 feet East of the Northwest corner of said Seminary Lot 134; thence from said point of beginning and running West for 66 feet; thence South for 142.37 feet; thence East for 66 feet and to the west line of Lot 7 in Greenwood Manors Addition; thence with the west line of Greenwood Manors Addition and running North for 142.37 feet and to the point of beginning. Containing 0.22 acre, more or less.

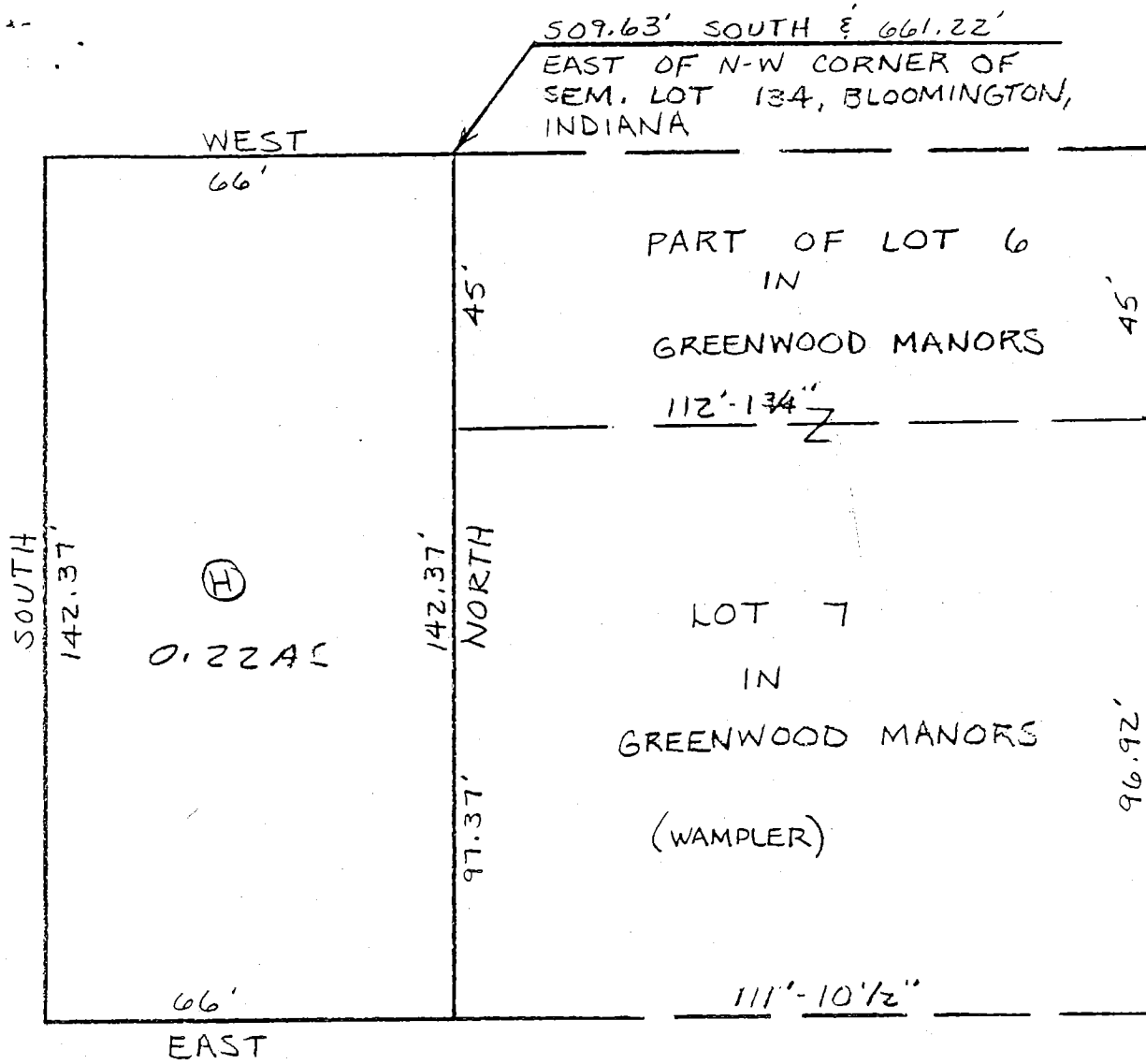


*Lee Utt*  
Lee Utt, R.L.S. #S0089, Indiana

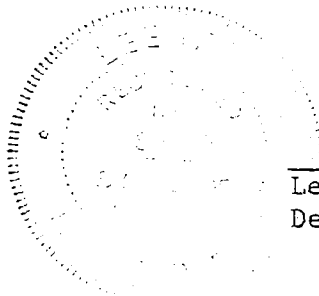
**FILED**

JAN 12 1987

*Rodney J. Brown*  
Recorder Monroe County, Indiana



SCALE: 1" = 30'  
WAMPLER



*Lee Utt*  
Lee Utt, P.L.S. #S0089, Indiana  
December 11, 1986

LEE UTT  
Registered Land Surveyor No. S0089, Indiana  
Phone 332-6366  
1604 S. Henderson Street  
Bloomington, Indiana 47401

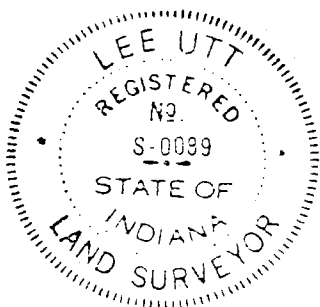
December 11, 1986

Legal description

Tract G

Adams to Buchwald

A part of Seminary Lot 134 in the City of Bloomington, Indiana, bounded and described as follows: Beginning at a point on the west line of Lot 5 in Greenwood Manors Addition, said point of beginning being 374.63 feet South and 661.22 feet East of the Northwest corner of said Seminary Lot 134; thence from said point of beginning and running West for 66 feet; thence South for 135 feet; thence East for 66 feet and to the west line of Lot 6 in Greenwood Manors; thence with the west line of Greenwood Manors Addition and running North for 135 feet and to the point of beginning. Containing 0.20 acre, more or less.



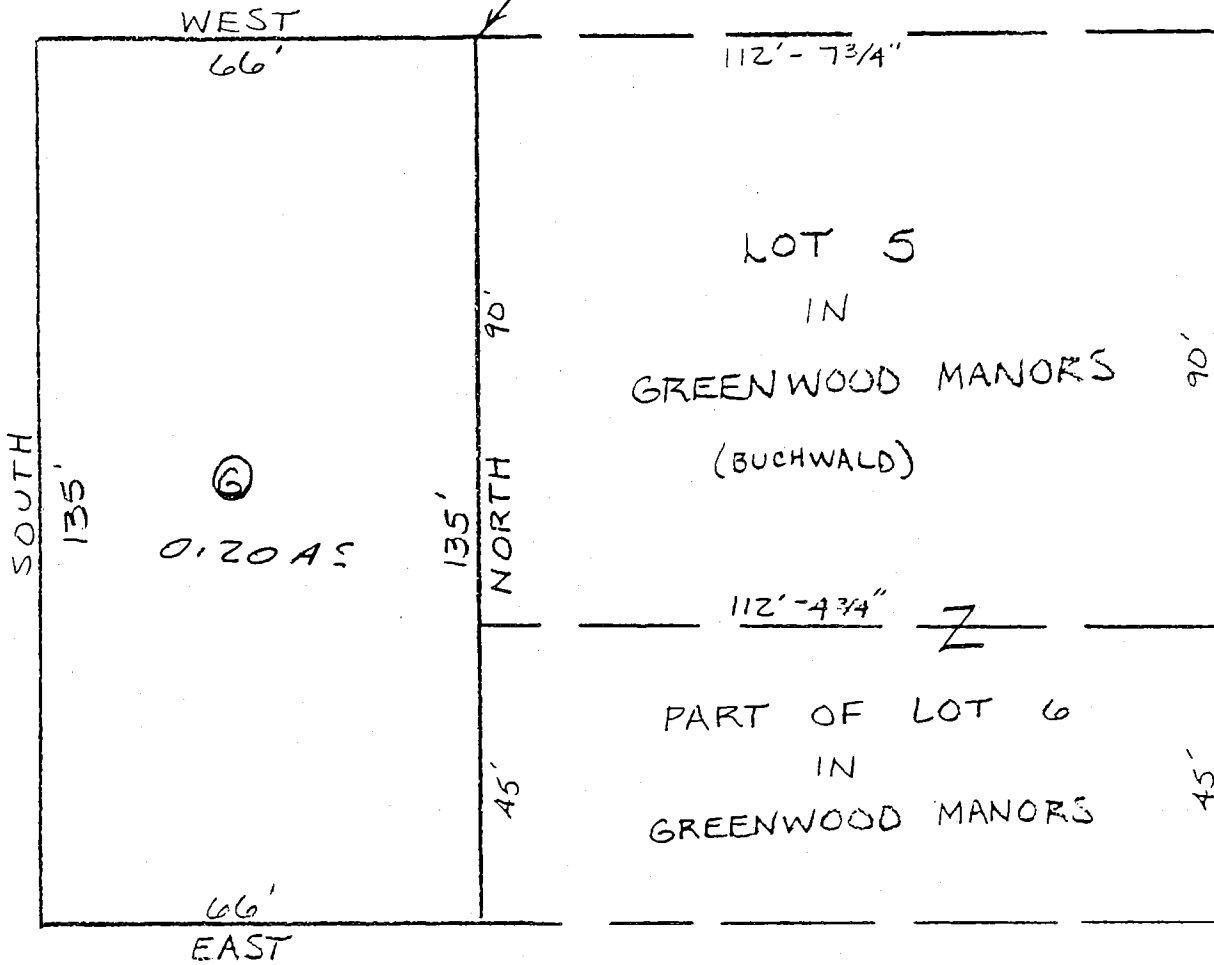
*Lee Utt*  
Lee Utt, R.L.S. #0089, Indiana

**FILED**

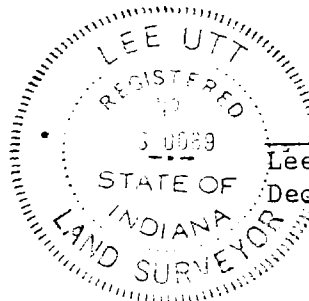
JAN 12 1987

*Rodney J. Brown*  
Auditor Monroe County, Indiana

374.63' SOUTH & 661.22'  
EAST OF N-W CORNER OF  
SEM. LOT 134, BLOOMINGTON,  
INDIANA



SCALE: 1" = 30'  
BUCHWALD



*Lee Utt*  
Lee Utt, R.L.S. #S0089, Indiana  
December 11, 1986

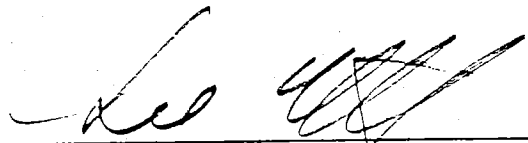
LEE UTT  
Registered Land Surveyor No. S0089, Indiana  
Phone 332-6366  
1604 S. Henderson Street  
Bloomington, Indiana 47401

December 11, 1986

Legal description      Tract I      Adams to Maxwell Terrace  
Apartment Partnership

A part of Seminary Lot 134 in the City of Bloomington, Indiana, bounded and described as follows: Beginning at a point on the east line of the land owned by the Maxwell Terrace Apartment Partnership, said point of beginning being 172 feet South and 529.22 feet East of the Northwest corner of said Seminary Lot 134; thence from said point of beginning and with the east line of said Maxwell Terrace Apartment Partnership land and running South for 480 feet; thence leaving said east line and running East for 66 feet; thence North for 480 feet; thence West for 66 feet and to the point of beginning. Containing 0.73 acre, more or less.

Subject to a sewer easement as described in Miscellaneous Record 35, pages 61 and 62.

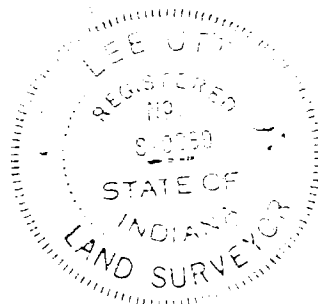


Lee Utt, R.L.S. #S0089, Indiana

**FILED**

JAN 12 1987

*Rodney J. Brown*  
Recorder Monroe County, Indiana

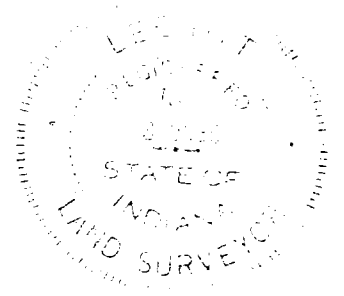
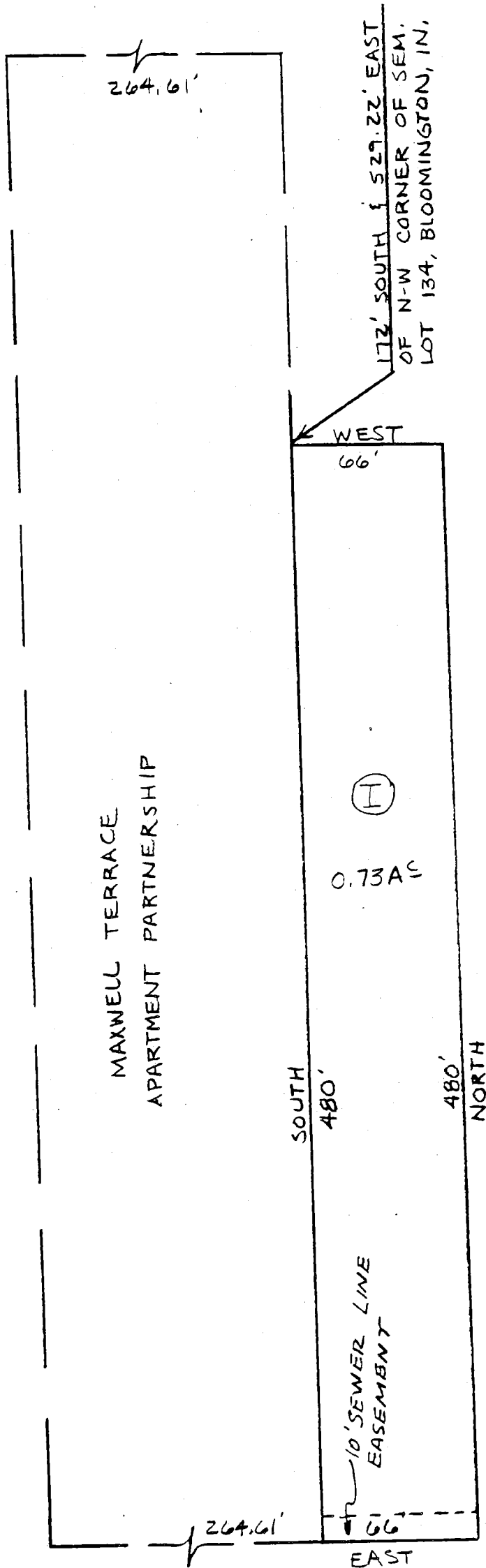






SCALE: 1"=60'

MAXWELL TERRACE  
APARTMENT PARTNERSHIP



*Lee Utt*  
Lee Utt, R.L.S. #50089, Indiana

MAXWELL LANE

EAST

66'

661.22' EAST OF N-W  
CORNER OF SEM. LOT  
134, BLOOMINGTON, IND.

LOT 1

IN

GREENWOOD  
MANORS

(B)

0.26 AC

*Sabbagh*

NORTH

172'

SOUTH

172'

LOT 2

IN

GREENWOOD  
MANORS

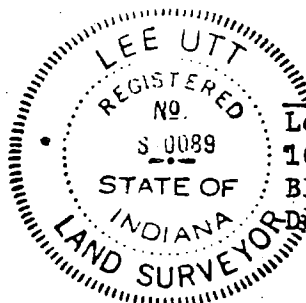
66'

WEST

FILED

JAN 12 1987

*Rodney J. Brown*  
Recorder Monroe County, Indiana



*Lee Utt*  
Lee Utt, R.L.S. #S0089, Indiana  
1604 S. Henderson St.  
Bloomington, Indiana 47401  
December 11, 1986

LEE UTT  
Registered Land Surveyor No. S0089, Indiana  
Phone 332-6366  
1604 S. Henderson Street  
Bloomington, Indiana 47401

December 11, 1986


Legal description

Tract B

Sabbagh  
Adams

A part of Seminary Lot 134 in the City of Bloomington, Indiana, bounded and described as follows: Beginning at a point on the north line of Seminary Lot 134, said point of beginning being 661.22 feet East of the Northwest corner of said Seminary Lot 134; thence from said point of beginning and running South for 172 feet; thence West for 66 feet; thence North for 172 feet and to the north line of said Seminary Lot 134; thence with the north line of said Seminary Lot 134 and running East for 66 feet and to the point of beginning. Containing 0.26 acre, more or less.



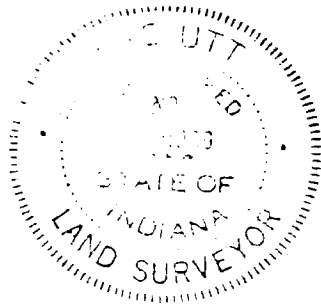
  
Lee Utt, R.L.S. #S0089, Indiana


LEE UTT  
Registered Land Surveyor No. S0089, Indiana  
Phone 332-8366  
1604 S. Henderson Street  
Bloomington, Indiana 47401

December 11, 1986

Legal description	Tract E	Adams to <sup>Liesmann</sup> <del>Martin</del>
-------------------	---------	--

A part of Seminary Lot 134 in the City of Bloomington, Indiana, bounded and described as follows: Beginning at a point on the west line of Lot 3 in Greenwood Manors Addition, said point of beginning being 194.63 feet South and 861.22 feet East of the Northwest corner of said Seminary Lot 134; thence from said point of beginning and running West for 66 feet; thence South for 90 feet; thence East for 66 feet and to the west line of said Lot 3; thence with the west line of said Lot 3 and running North for 90 feet and to the point of beginning. Containing 0.14 acre, more or less.



  
Lee Utt, R.L.S. #S0089, Indiana

**FILED**

JAN 12 1987

  
Rodney J. Brown  
Recorder Monroe County, Indiana

WEST  
66'

90' SOUTH

90' NORTH

66' EAST

0.14 AC

LOT 3  
IN  
GREENWOOD MANORS

(MARTIN)

113'-13/4"

112'-10 3/4"

LEE UTT  
REGISTERED  
114  
1909  
STATE OF  
INDIANA  
LAND SURVEYOR  
Lee Utt  
December

Lee Ut, R.L.S. #S0089, Indiana  
December 11, 1986

DESIGNED BY OWEN LUNDA & ASSOCIATES INC 700 N WILSON ST BLOOMINGTON IN 47404

SURVEYOR'S AFFIDAVIT

Douglas R. Curry, being first duly sworn upon his oath deposes and says as follows, to-wit:

1. That he is a Registered Land Surveyor in the State of Indiana with Registration No. 890006.

2. That on or about February 26, 1990, he performed a land title survey on the following described real estate in Monroe County, Indiana, to-wit:

A part of Seminary Lot Number Sixty (60) in the City of Bloomington, Indiana, bound and described as follows, to-wit: Commencing One Hundred Ninety-four (194) feet West of the Northeast corner of said Seminary Lot; running thence West Fifty-five (55) feet Four (4) inches; thence South Three Hundred Thirty (330) feet; thence East Fifty-five (55) feet Four (4) inches; thence North Three Hundred Thirty (330) feet to the place of beginning. (Deed Record 360, page 476)

ALSO, part of Seminary Lot Number Sixty (60) in the City of Bloomington, Indiana, described as follows, to-wit: Commencing Three Hundred Three (303) feet and Four (4) inches West of the Northeast corner of said Seminary Lot; running thence East Fifty-four (54) feet; thence South Three Hundred Thirty (330) feet; thence West Fifty-four (54) feet; thence North Three Hundred Thirty (330) feet to the place of beginning. (Deed Record 360, page 475)

ALSO, a part of Seminary Lot 60 in the City of Bloomington, Indiana, bounded as follows, to-wit: Beginning at a point 5 chains and 56 links West of the Northeast corner of said Seminary Lot 60, running South 5 chains, thence East 1 chain, thence North 5 chains, thence West 1 chain to the place of beginning. (Deed Record 360, page 474)

ALSO, a part of Seminary Lot Sixty (60) in the City of Bloomington, Indiana, bound and described as follows, to-wit: Commencing at a point on the North line of said Seminary Lot Number Sixty (60) Two (2) chains East of the Northwest corner thereof; thence South Five (5) chains; thence East One (1) chain; thence North Five (5) chains; thence West One (1) chain to the place of beginning; said Seminary Lot Number Sixty (60) being located in the Northeast Quarter of Section 5, Township 8 North, Range 1 West. (Deed Record 352, page 368)

3. That as a result of said survey, the above-described real estate was redescribed as follows, to-wit:

Part of Seminary Lot 60 as recorded in Book A, page 55 in the office of the Recorder, Section 5, Township 8 North, Range 1 West, Perry Township, Monroe County, Indiana, more particularly described as follows:

Commencing at the Northeast corner of said Seminary Lot 60, said point being a 5/8 inch rebar with yellow cap set this survey; thence on and along the North line of said Lot 60 South 87 degrees 56 minutes 57 seconds West 194.00 feet to the point of beginning, said point being a 5/8 inch rebar with yellow cap set; thence South 01 degrees 47 minutes 45 seconds East 330.00 feet to a 5/8 inch rebar with yellow cap set, said point being South 87 degrees 56 minutes 57 seconds West 194.00 feet from

Curry  
6  
(Seminary Pt. Lot 60)

4. The purpose of this affidavit is to cause the Auditor of Monroe County, Indiana, to change the official records regarding the descriptions of said real estate.

Douglas R. Curry  
DOUGLAS R. CURRY

Douglas R. Curry  
DOUGLAS R. CURRY

October 22<sup>nd</sup> 1990

~~Notary Public~~

JEFFREY S. FANCY

Name Printed

Monroe

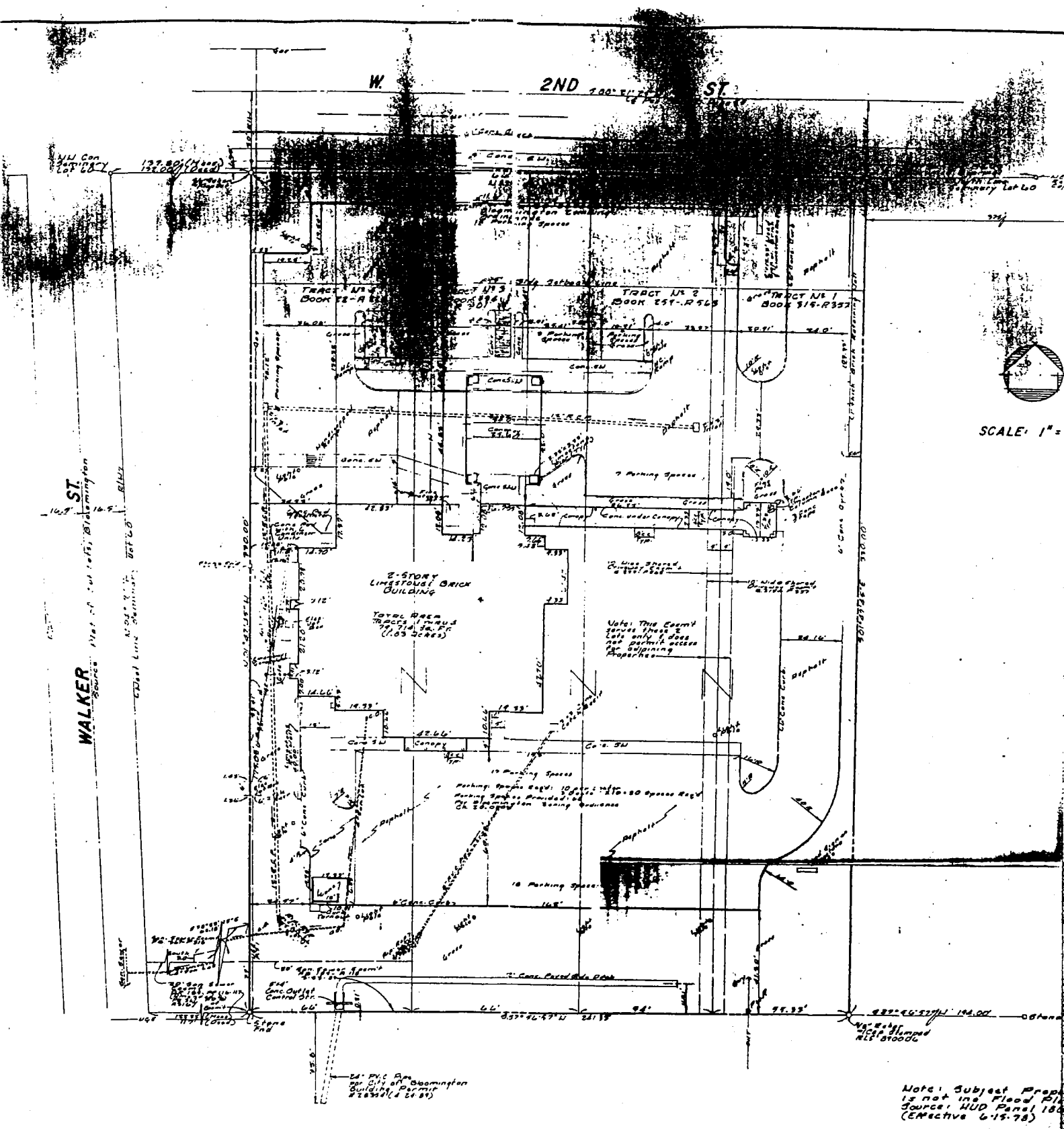
County of Residence

2/3



\_\_\_\_\_

\_\_\_\_\_



Note: Subject Property is not in Flood Plain  
Source: HUD Panel 180  
(Effective 6-15-78)

NW CORNER  
SEMINARY  
LOT NO. 173

SOUTH

EAST  
451.63'

1.36 ACRES

428.96'  
WEST

19.00' WEST

50°30'17" E

SCALE  
1" = 100'

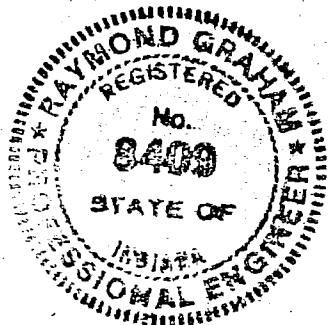
DESCRIPTION:

A part of Seminary Lot Number 173 in the City of Bloomington, Indiana, Monroe County, Indiana, bounded and described as follows:

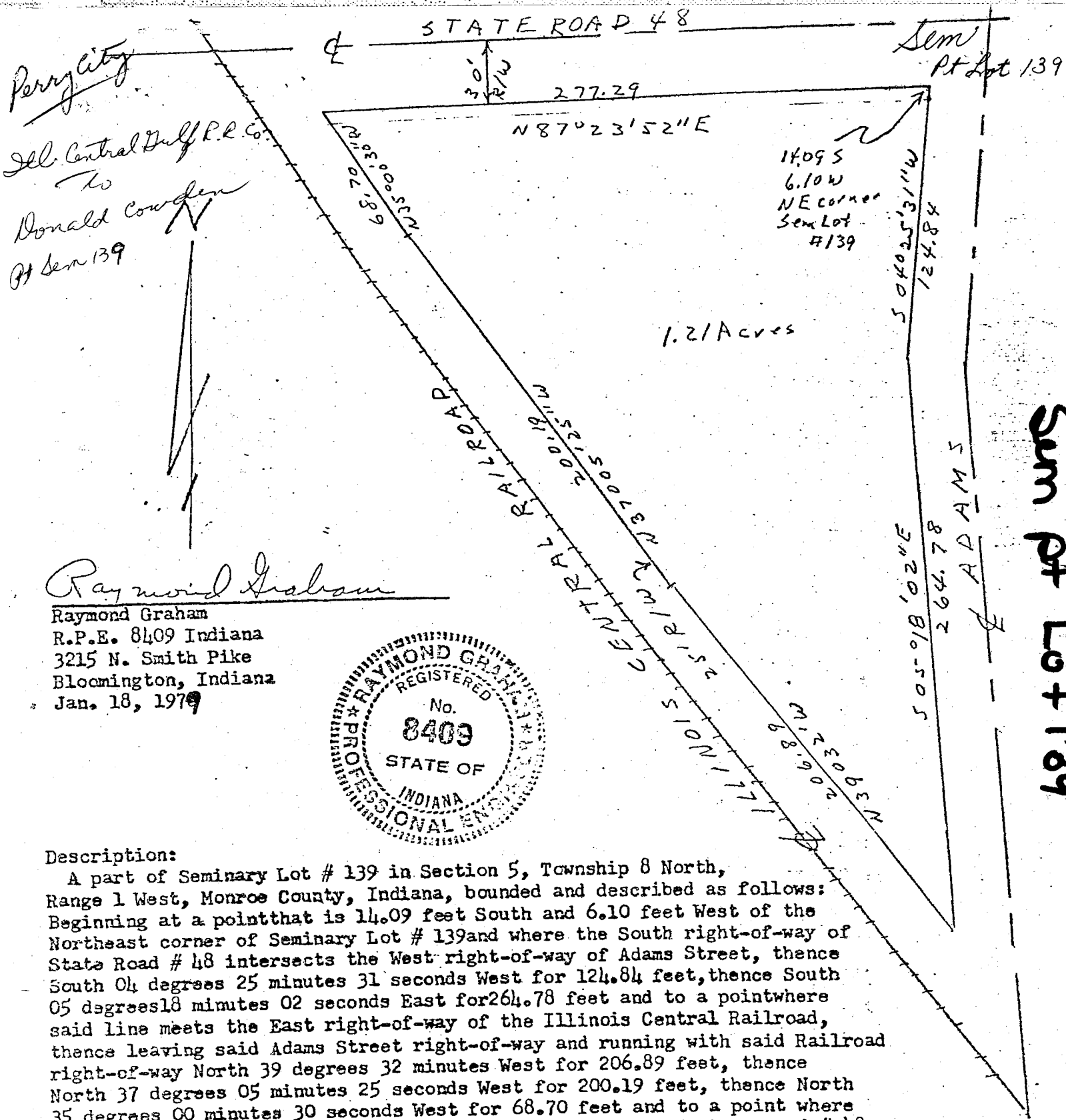
Beginning at a point that is 217.23 feet South of the Northwest corner of said Seminary Lot and on the West line of said lot, thence leaving said West line and running East for 451.63 feet, thence South for 55.00 feet, thence West for 19.00 feet, thence South 03 degrees 17 minutes East for 81.00 feet, thence West for 428.96 feet and to the West line of said Seminary lot, thence on said line North 03 degrees 30 minutes West for 136.12 feet and to the point of beginning. Containing in all 1.36 acre, more or less.

*Raymond Graham*

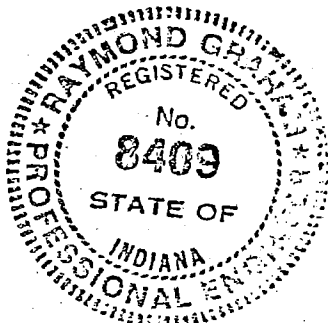
Raymond Graham  
R.P.E. 8409 L.S. 9978 Indiana  
3215 N. Smith Pike  
Bloomington, Indiana  
August 29, 1985



Remainder  
5  
(Gt. Sem. 173)



**Description:**  
 A part of Seminary Lot # 139 in Section 5, Township 8 North, Range 1 West, Monroe County, Indiana, bounded and described as follows:  
 Beginning at a point that is 14.09 feet South and 6.10 feet West of the Northeast corner of Seminary Lot # 139 and where the South right-of-way of State Road # 48 intersects the West right-of-way of Adams Street, thence South 04 degrees 25 minutes 31 seconds West for 124.84 feet, thence South 05 degrees 18 minutes 02 seconds East for 264.78 feet and to a point where said line meets the East right-of-way of the Illinois Central Railroad, thence leaving said Adams Street right-of-way and running with said Railroad right-of-way North 39 degrees 32 minutes West for 206.89 feet, thence North 37 degrees 05 minutes 25 seconds West for 200.19 feet, thence North 35 degrees 00 minutes 30 seconds West for 68.70 feet and to a point where said Railroad right-of-way meets the South right-of-way of State Road # 48, thence leaving said Railroad and running with the said South right-of-way of State Road # 48 North 87 degrees 23 minutes 52 seconds East for 277.29 feet and to the point of beginning. Containing in all 1.21 acres more or less.



**FILED**  
 JAN 31 1979  
*John W. Davis*  
 Auditor Monroe County, Indiana

*Sum of Lot 139*

Gerry C. Tr...

John W. Davis  
Author Monroe County, Ind.

SS:

COUNTY OF MONROE)

A part of Seminary Lot No. 139 in Section 5, Township 8 North, Range 1 West of the Second Principal Meridian at Bloomington, Monroe County, Indiana, bounded and described as follows: Beginning at a point that is 14.09 feet South and 6.10 feet West of the Northeast corner of Seminary Lot #139 and where the South right-of-way of State Road #48 intersects the West right-of-way line of Adams Street; thence with the said West right-of-way of Adams Street South 04 degrees 25 minutes 31 seconds West for 124.84 feet; thence South 05 degrees 18 minutes 02 seconds East for 264.78 feet and to a point that lies 25 feet, more or less, perpendicularly distant Northeasterly from the centerline of the Illinois Central Gulf Railroad Company's Bloomington Southern District main track; thence leaving said Adams Street right-of-way and running parallel with said main track North 39 degrees 32 minutes West for 206.89 feet; thence North 37 degrees 05 minutes 25 seconds West for 200.19 feet; thence North 35 degrees 00 minutes 30 seconds West for 68.70 feet and to a point where said Railroad right-of-way meets the South right-of-way of State Road #48; thence leaving said Railroad and running with the said South right-of-way of State Road #48 North 87 degrees 23 minutes 52 seconds East for 277.29 feet and to the point of beginning. Containing in all 1.24<sup>RC</sup> acres more or less.

and that the above described real estate is a part of the tract that was deeded by Martha E. Landers to the Bloomington Southern Railroad Company, a predecessor of the Illinois Central Gulf Railroad Company, dated December 4, 1906 and recorded in Deed Record 50, page 175, described as follows, to-wit:

A parcel of land in the Northwest Quarter of the Northwest Quarter of Section Five (5), Township Eight (8) North, Range One (1) West of the Second Principal Meridian, bounded and described as follows:  
Beginning at a point in the north line of said Northwest Quarter of the Northwest Quarter, Eleven Hundred Twenty Seven and Six Tenths (1127.6) feet east of the southwest corner of Section Thirty Two (32), Township Nine (9) North, Range One (1) West of the Second Principal Meridian, said point being distant Fifty (50) feet southwesterly at a right angle from the center line of the Bloomington Southern Railroad; thence east along said north line a distance of Four Hundred Forty One and Nine Tenths (441.9) feet more or less, to the Grantor's east property line; thence south along said east line a distance of Five Hundred Twenty Six and Nine Tenths (426.9) feet, more or less, to a point distant Fifty (50) feet southwesterly at a right angle from said center line; thence in a northwesterly direction with a curve to the right having a radius of Fifty Seven Hundred Eighty (5780) feet, parallel to and Fifty (50) feet distant southwesterly from said located center line, a distance of Six Hundred Eighty Five (685) feet, more or less, to the place of beginning, containing Two and Sixty Seven (2.67) acres, more or less.

So sworn to this 23<sup>rd</sup> day of January, 1979.

RAYMOND GRAHAM, R.P.E. 8409

Subscribed and sworn to before me this 23 day of January, 1979.

me this 21 day of January, 1973.

Martha E. Sims.  
NOTARY PUBLIC Martha E. Sims  
Residing in Monroe County, Indiana

My Commission Expires:

Nov. 29, 1979

This Instrument prepared under the direction of Leroy Baker, Attorney

# Bledsoe Tapp & Co., Inc.

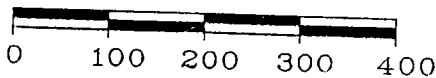
-Quality Land Surveying and Design Services-

BEN E. BLEDSOE, L.S.  
PHILIP O. TAPP, L.S.

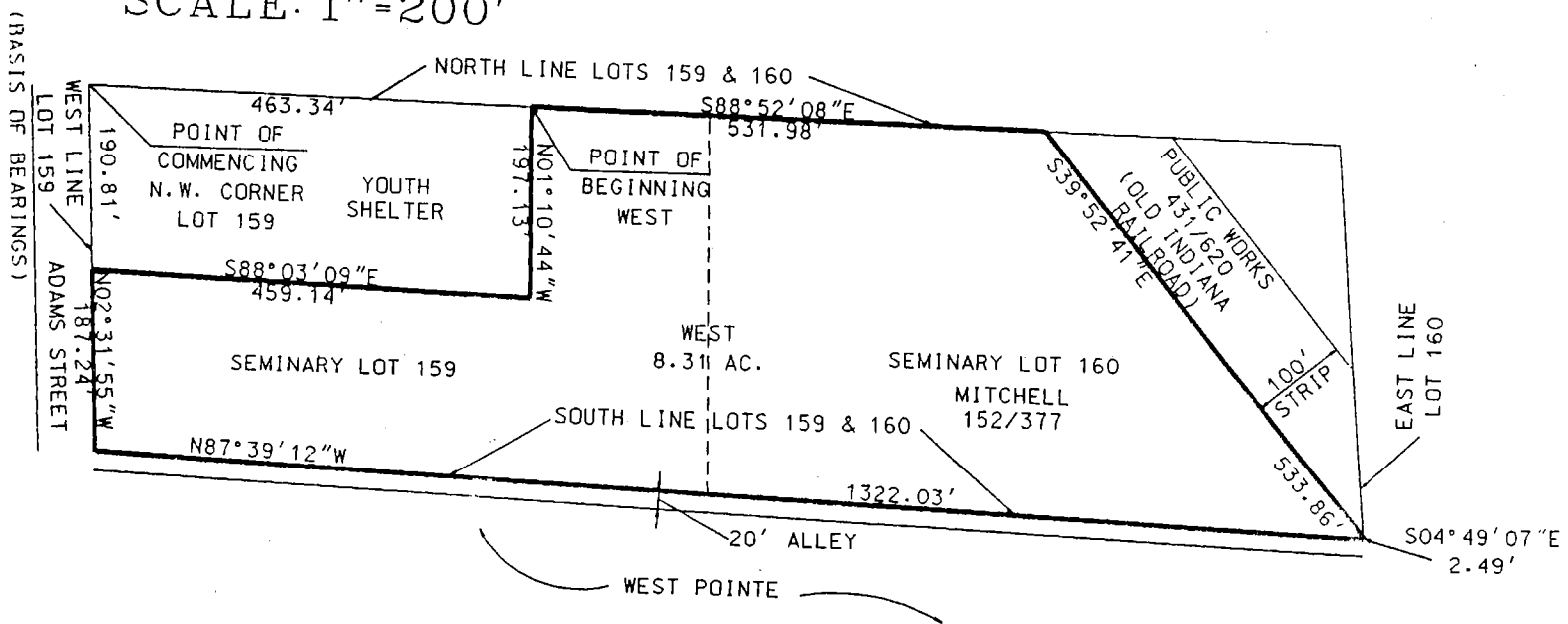
359 Landmark Avenue  
Bloomington, IN 47404  
(812)336-8277  
(812)384-1114  
FAX: (812)336-0817

## A PART OF SEMINARY LOTS 159 AND 160 CITY OF BLOOMINGTON JOB #504

*Survey*



SCALE: 1"=200'



SHEET 1 OF 2

# Bledsoe Tapp & Co., Inc.

-Quality Land Surveying and Design Services-

BEN E. BLEDSOE, L.S.  
PHILIP O. TAPP, L.S.

359 Landmark Avenue  
Bloomington, IN 47404  
(812)336-8277  
(812)384-1114  
FAX: (812)336-0817

## DESCRIPTION Job #0504

A part of Seminary Lots 159 & 160 as recorded in Plat Cabinet "C", Envelope 93, in the Office of the Recorder of Monroe County, Indiana, more particularly described as follows:

COMMENCING at the Northwest corner of said Seminary Lot 159; thence SOUTH 88 degrees 52 minutes 08 seconds EAST with the North line of said Lot 159, 463.34 feet to the point of beginning; thence SOUTH 88 degrees 52 minutes 08 seconds EAST with the North line of Lots 159 and 160, 531.98 feet to the Southwest line of a 100 foot strip conveyed by the Indiana Railroad Company to the City of Bloomington Board of Public Works, as recorded in Deed Record 431, page 620-623, in the Office of the Recorder of Monroe County, Indiana; thence SOUTH 39 degrees 52 minutes 41 seconds EAST with the Southwest line of said 100 foot strip, 533.86 feet to the East line of Lot 160; thence SOUTH 04 degrees 49 minutes 07 seconds EAST with the East line of Lot 160, 2.49 feet to the Southeast corner of Lot 160; thence NORTH 87 degrees 39 minutes 12 seconds WEST with the South line of Lots 160 and 159, 1322.03 feet to the Southwest corner of Lot 159; thence NORTH 02 degrees 31 minutes 55 seconds WEST (basis of bearings) with the West line of Lot 159, 187.24 feet; thence leaving said West line and through Lot 159 the following two (2) courses:

1. SOUTH 88 degrees 03 minutes 09 seconds EAST, 459.14 feet;
2. NORTH 01 degree 10 minutes 44 seconds WEST, 197.13 feet to the point of beginning, containing 8.31 acres, more or less.

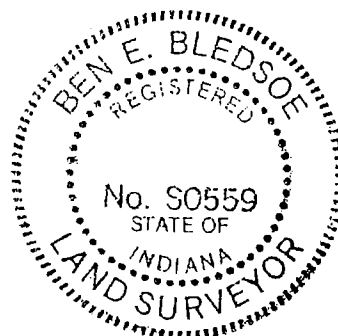
This certification does not take into consideration additional facts that an accurate and correct title search and/or examination might disclose.

Evidence of easements have not been located in the field and are not shown on this survey drawing.

Subject to the above reservation, I hereby certify that the survey work performed on the project shown hereon was performed either by me or under my direct supervision and control and that all information shown is true and correct to the best of my knowledge and belief.

Certified this 11<sup>th</sup> day of January, 1996.

Ben E. Bledsoe  
Ben E. Bledsoe  
Registered Land Surveyor No. S0559  
State of Indiana



BOUNDARY SURVEY

NE CORNER ADAMS ST. & ALLEN ST.

Legal Description

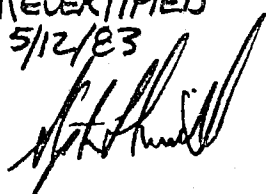
Part of Seminary Lots 161, 162, 163 and 164, City of Bloomington, Monroe County, Indiana (Book N, Page 504, Office of the Recorder) more particularly described as follows:

Commencing at the southwest corner of said lot 163, said corner being marked by a P.K. nail set; thence SOUTH 85 degrees 05 minutes 14 seconds EAST (assumed bearing) on and along the South line of said lot 163, a distance of 6.78 feet to a P.K. nail set; thence NORTH 0 degrees 30 minutes 14 seconds WEST, 18.64 feet to the intersection of the North right-of-way line of Allen Street and the East right-of-way line of Adams Street, said point being marked by a P.K. nail set; thence continue NORTH 0 degrees 30 minutes 14 seconds WEST on and along the East right-of-way line of Adams Street 849.11 feet to the North line of said lot 162, said point being marked by P.K. nail set; thence SOUTH 85 degrees 15 minutes 55 seconds EAST on and along the North line of said lots 162 and 163, said line being marked by a farm field type wire fence, 1322.84 feet to the East line of said lot 161, said corner being marked by a wood corner post; thence SOUTH 0 degrees 27 minutes 53 seconds EAST on and along said East line, said line being marked by a farm field type wire fence, 853.18 feet to a 5/8" rebar with yellow plastic cap set on the North right-of-way line of Allen Street, said point being NORTH 0 degrees 27 minutes 53 seconds WEST 18.64 feet from a P.K. nail set at the Southeast corner of said lot 164; thence NORTH 85 degrees 05 minutes 14 seconds WEST on and along said North right-of-way line, said line being marked by a farm field type wire fence, 1322.64 feet to the point of beginning and containing 25.73 acres, more or less, and subject to any easements and any other legal rights-of-way.

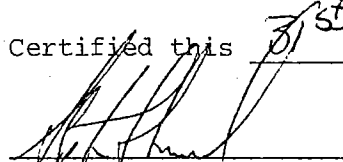
This certification does not take into consideration additional facts that an accurate and correct title search and/or examination might disclose.

Subject to the above reservation, I hereby certify that the survey work performed on the project shown hereon was performed either by me or under my direct supervision and control and that all information shown is true and correct to the best of my knowledge and belief.

RECERTIFIED  
5/12/83



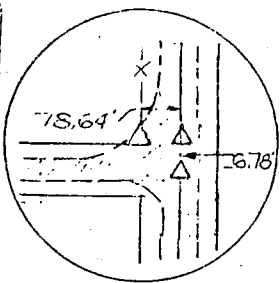
Certified this 31<sup>st</sup> day of December, 1982

  
Stephen L. Smith, Registered  
Land Surveyor No. S0427  
State of Indiana

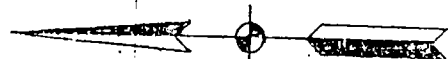
Survey

1/2

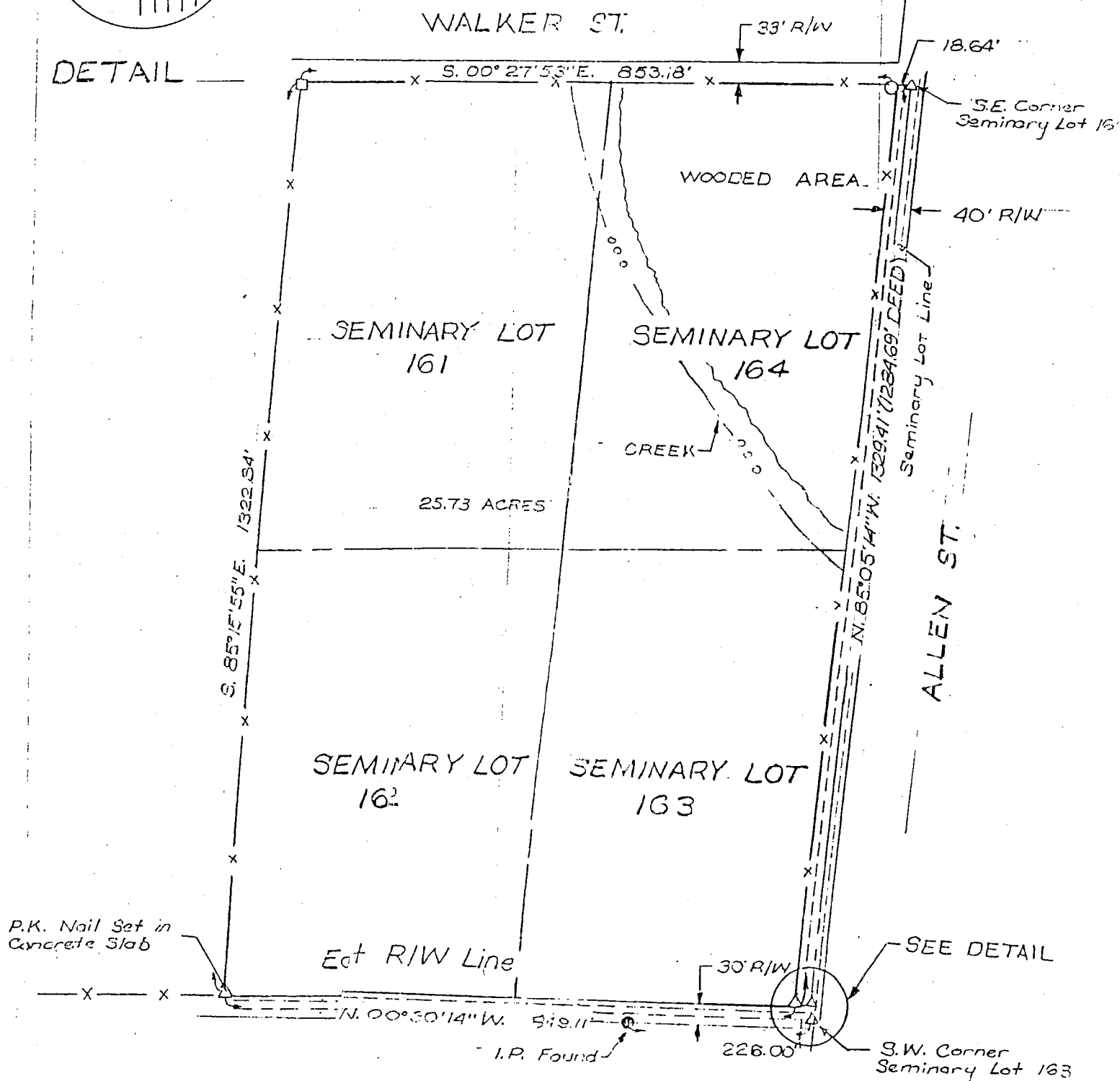
BOUNDARY SURVEY  
NE CORNER ADAMS ST. & ALLEN ST.



DETAIL

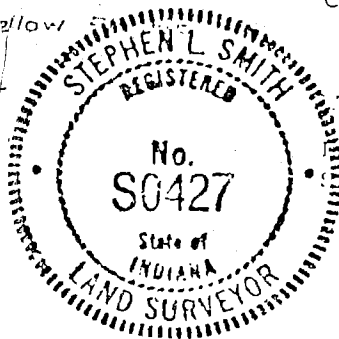


SCALE: 1"=200'



LEGEND

- X--X-- Fence
- O 5" Rebar Willow Cap Set
- Δ P.K. Nail Set
- X-□ Corner Post



Certified this 31<sup>st</sup> day of December, 1982

Stephen L. Smith  
Registered Land Surveyor  
State of Indiana

RECEIVED

5/12/83



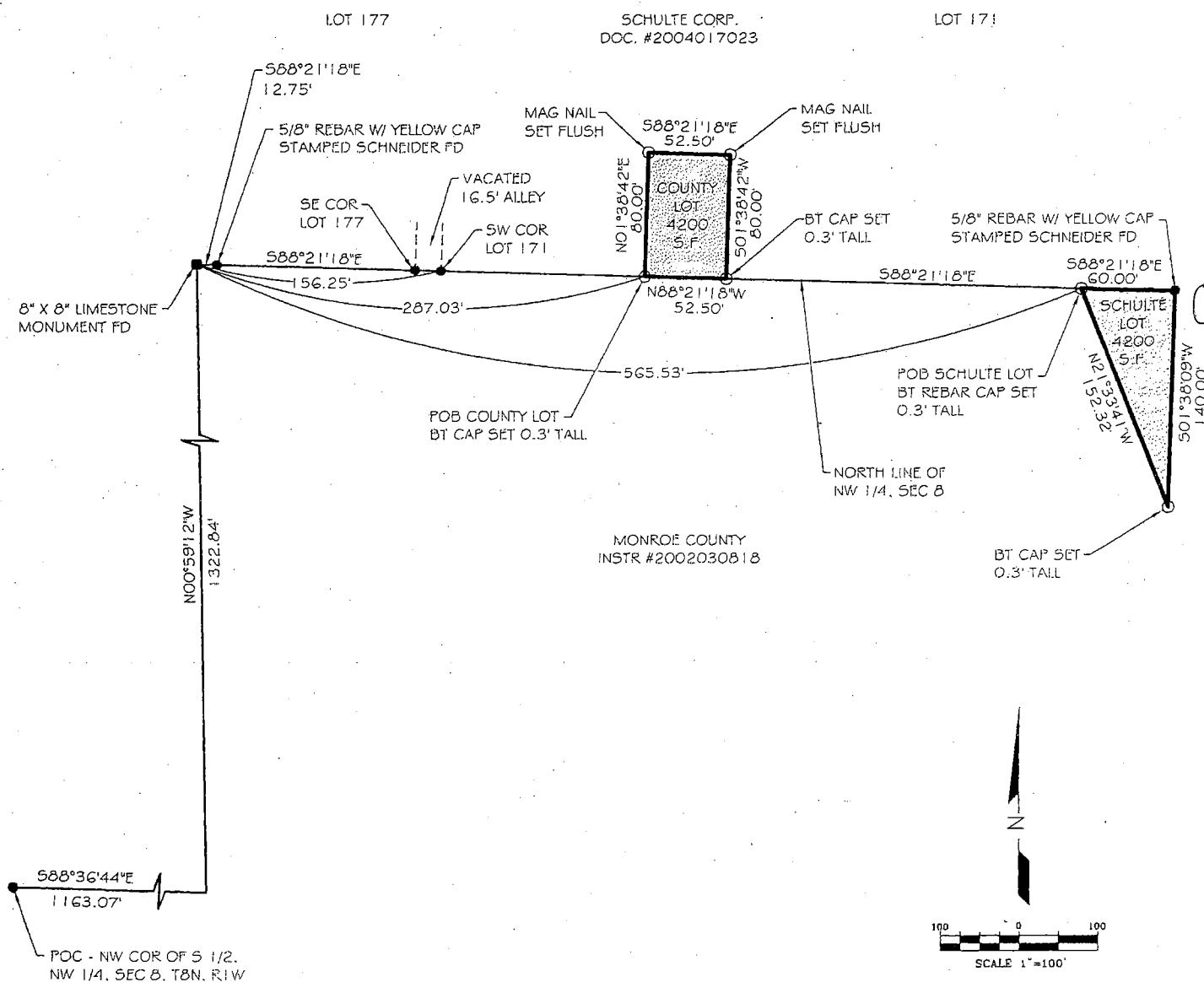
# Bledsoe Tapp & Riggert, Inc.

Quality Land Surveying and Civil Engineering Services

BEN E. BLEDSOE, L.S.  
PHILIP O. TAPP, L.S.  
WILLIAM S. RIGGERT, P.E.  
BERNARD A. GUERRETTAZ, L.S.

## PROPOSED SCHULTE / MONROE COUNTY PROPERTY TRANSFER

A PART OF SEMINARY LOT 171 IN THE SW 1/4, OF SEC 5, T8N, R1W  
AND  
A PART OF THE NW 1/4, SEC 8, T8N, R1W  
MONROE COUNTY, IN



SHEET 1 OF 3

1351 W. Tapp Road • Bloomington, IN 47403 • 812-336-8277 • FAX 812-336-0817

1) NORTH 01 degrees 38 minutes 42 seconds EAST, 80.00 feet;

2) SOUTH 88 degrees 21 minutes 18 seconds EAST, 52.50 feet; and

3) SOUTH 01 degrees 38 minutes 42 seconds WEST, 80.00 feet to the South line of Seminary Lot 171 and the South line of the Southwest quarter of Section 5; thence NORTH 88 degrees 21 minutes 18 seconds WEST, 52.50 feet to the Point of Beginning, containing 4200 square feet (0.096 acres, more or less.

**Transfer #2**     *from The Board of Commissioners of Monroe County to Schulte Corporation*

A part of the Northwest quarter, Section 8, Township 8 North, Range 1 West, Monroe County, Indiana, more particularly described as follows:

COMMENCING at the Northwest corner of the South half of the Northwest quarter of Section 8, Township 8 North, Range 1 West; thence SOUTH 88 degrees 36 minutes 44 seconds EAST, 1163.07 feet; thence NORTH 00 degrees 59 minutes 12 seconds WEST, 1322.84 feet to an 8" x 8" limestone monument on the North line of the Northwest quarter of said Section 8, same being the South line of said Southwest quarter of Section 5; thence SOUTH 88 degrees 21 minutes 18 seconds EAST (basis of bearings), with said North line of the Northwest quarter, Section 8, 565.53 feet to the Point of Beginning; thence SOUTH 88 degrees 21 minutes 18 seconds EAST, continuing with the North line of the Northwest quarter, 60.00 feet; thence leaving the North line of the Northwest quarter, and into the Northwest quarter the following (2) courses:

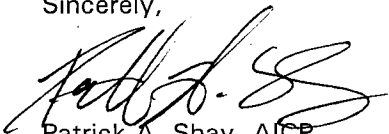
1) SOUTH 01 degrees 38 minutes 09 seconds WEST, 140.00 feet; and

2) NORTH 21 degrees 33 minutes 41 seconds WEST, 152.32 feet to the Point of Beginning, containing 4200 square feet (0.096 acres), more or less.

No subdivision is required for this transaction under Section 19.04.130(g) of the Bloomington Subdivision Code which allows exemption from subdivision due to, "The exchange of land between owners of adjacent property provided that such exchange does not serve to reduce lot size or other dimensions below required minimums".

If you have any questions about this deed recording authorization, please contact me at the City Planning Department.

Sincerely,



Patrick A. Shay, AICP  
Development Review Manager

**LEGAL DESCRIPTION  
FOR  
IEC NORTH GRIMES LOT  
JOB NO. 3121**

A part of Land of Bloomington L.L.C (D.R. 480, Pg 774), being a part of Campbell's Addition to the City of Bloomington (P.C. "C", Env 6) being a part of Seminary Lot 40 of the Reserved Township of Lands of Monroe County, Indiana, being a part of the Southeast Quarter of Section 5, Township 8 North, Range 1 West, in Monroe County, Indiana, more particularly described as follows:

COMMENCING at the Southwest Corner of Lot 76 in said Campbell's Addition to the City of Bloomington; thence on the South line of said Campbell's Addition SOUTH 86 degrees 23 minutes 20 seconds East 197.94 feet to the POINT OF BEGINNING; thence continuing on said South line SOUTH 86 degrees 23 minutes 20 seconds East 138.02 feet to the Southwest Corner of Lot 74 in said Campbell's Addition; thence on the West and North line of said Lot 74 and continuing on the North line of said Lot 75 the following two (2) courses: 1) NORTH 03 degrees 47 minutes 35 seconds West 60.16 feet to a 3/8" rebar 7" tall; 2) SOUTH 86 degrees 23 minutes 20 seconds East 304.34 feet to the Northeast Corner of Lot 75 in said Campbell's Addition; thence on the East line of said Lot 75 and continuing on the East line of Land of Bloomington L.L.C SOUTH 03 degrees 47 minutes 35 seconds West 217.32 feet to a point on the North Right-of-Way of Patterson Drive, being recorded as Land of the City of Bloomington (D.R. 480, Pg 797); thence on said North Right-of-Way the following two (2) courses: 1) NORTH 86 degrees 21 minutes 17 seconds West 140.61 feet; 2) NORTH 58 degrees 51 minutes 23 seconds West 339.81 feet to the POINT OF BEGINNING, containing 1.47 acres more or less.

**LEGAL DESCRIPTION  
FOR  
IEC GROCERY SITE  
JOB NO. 3121**

A part of Seminary Lot 40 of the Reserved Township of Lands in Monroe County, Indiana, also being a part of Land of Bloomington L.L.C (D.R. 480, Pg 774), and a part of Dodd's Addition to the City of Bloomington (P.C. "C", Env 6) and also including a vacation of public parcel as described in City Ordinance 04-03, all being a part of the Southeast Quarter of Section 5, Township 8 North, Range 1 West, Monroe County, Indiana, more particularly described as follows:

COMMENCING at the Southwest Corner of said Land of Bloomington LLC, said point being on the East 20 foot Right-of-Way of South Rogers Street; thence on said East Right-of-Way NORTH 03 degrees 47 minutes 35 seconds East 77.78 feet to the Southwest Corner of Land of the City of Bloomington (D.R. 480, Pg 797); thence on the South line of said Land of Bloomington the following two (2) courses: 1) SOUTH 86 degrees 34 minutes 34 seconds East 163.58 feet; 2) SOUTH 58 degrees 51 minutes 08 seconds East 98.29 feet to a point 30 foot perpendicular from the center of pavement of Madison Street as described in said City Ordinance 04-03; thence on said 30 foot center of pavement offset the following two (2) courses: 1) 42.60 feet on a 180.00 foot radius non tangent curve to the left whose chord bears SOUTH 10 degrees 03 minutes 16 seconds West 42.50 feet; 2) SOUTH 03 degrees 16 minutes 30 seconds West 29.09 feet to the South Right-of-Way of vacated Grimes Street; thence on said South Right-of-Way also being the North line of Lot 27 in said Dodd's Addition SOUTH 86 degrees 02 minutes 13 seconds East 10.00 feet to the Northeast Corner of said Lot 27, also being a point on the West Right-of-Way of Madison Street; thence on said West Right-of-Way SOUTH 03 degrees 16 minutes 30 seconds West 65.84 feet to the Southeast Corner of said Lot 27; thence on the South line of said Lot 27, and continuing on the South line of said Lot 14, NORTH 86 degrees 02 minutes 13 seconds West 255.37 feet to a point on the 40 foot east half Right-of-Way of South Rogers Street; thence on said 40 foot East Right-of-Way NORTH 03 degrees 14 minutes 37 seconds East 180.59 feet to the POINT OF BEGINNING, containing 1.00 acre more or less.

# GSR

## G.S. RIDGWAY and ASSOCIATES, Inc.

- architect
- surveyor

11686 N. SPANGER RD.  
P.O. BOX 122, WESTPHALIA, INDIANA 47596  
TELEPHONE 812/694-8787  
FAX 812/694-8788

Registered in Indiana, Illinois, Kentucky, Tennessee, Pennsylvania, and Florida

### ORIGINAL SURVEY CERTIFICATE

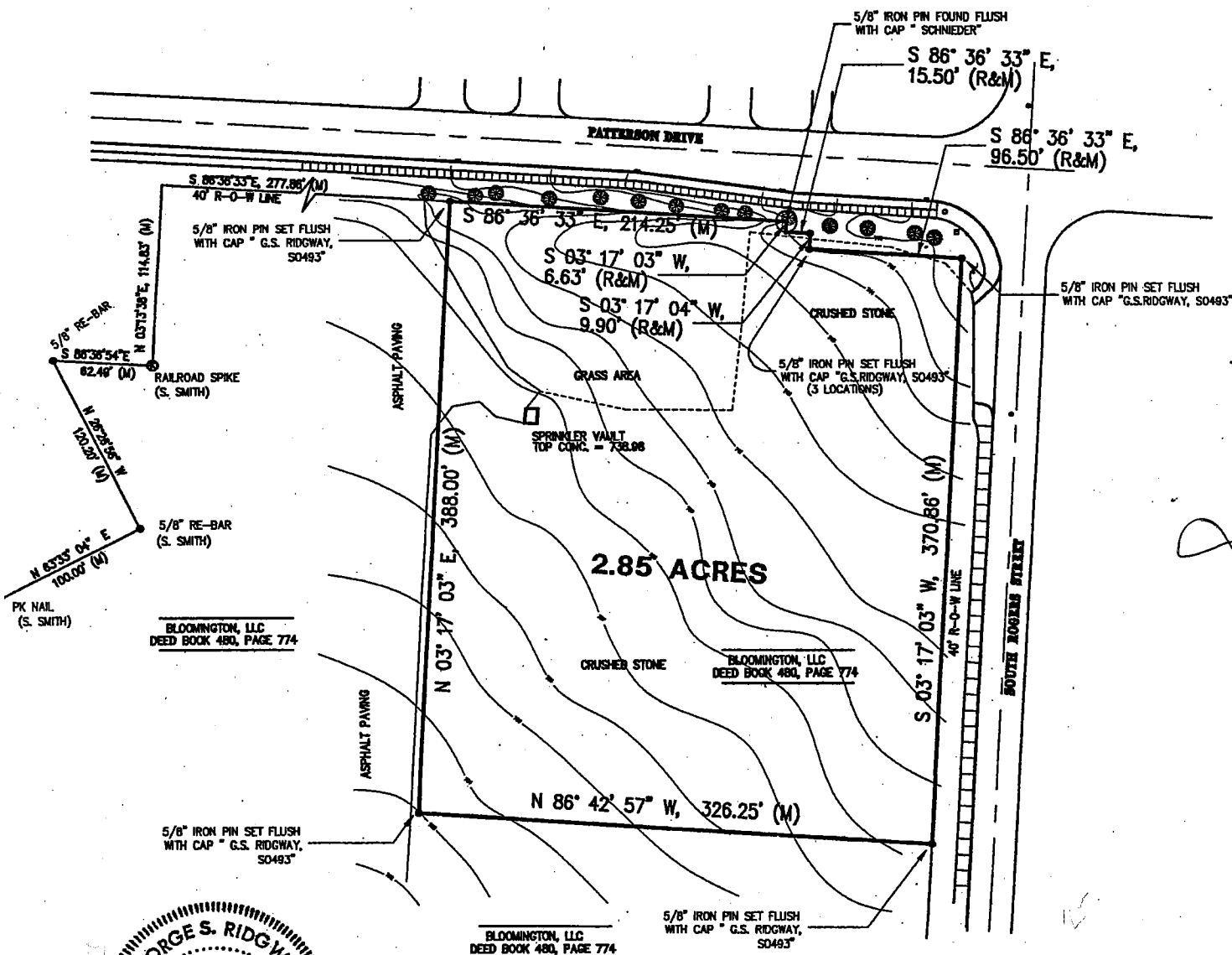
I HEREBY CERTIFY TO THE PARTIES NAMED BELOW THAT THE REAL ESTATE DESCRIBED HEREIN WAS SURVEYED UNDER MY SUPERVISION ON THE DATE INDICATED AND THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS SURVEY CONFORMS WITH THE REQUIREMENTS CONTAINED IN SECTIONS 14 THROUGH 19 OF 865 IAC 1-1-12 [sic., 865 IAC 1-12] FOR AN ORIGINAL SURVEY.

### LEGAL DESCRIPTION

SEE ATTACHED

### SURVEYOR'S REPORT

SEE ATTACHED



*George S. Ridgway*  
8/2/04

#### GRAPHIC SCALE



1" = 100'

PLAT DATE: 7-31-'04  
FIELD WORK DATE: 7-29-'04

SUR-3519

ORIGINAL SURVEY PART OF THE SOUTHEAST QUARTER, SECTION 5, T8N, R1W, MONROE COUNTY, INDIANA (CITY OF BLOOMINGTON)

BLOOMINGTON, LLC TO DERMATOLOGY CENTER OF SOUTHERN INDIANA

#### LEGEND

- (R) = RECORD
- (M) = MEASURED
- = WOOD POST (EXISTING)
- = STEEL POST (EXISTING)
- = 5/8" IRON PIN SET FLUSH WITH CAP "G.S. RIDGWAY, S0493"
- ⊙ = RAILROAD SPIKE
- ⊙ = PK NAIL FOUND


**G.S. RIDGWAY and associates, inc**

■ architect  
■ surveyor

11686 N. Spanger Road  
P. O. Box 122 ■ Westphalia, Indiana 47596  
Telephone 812.694.8787 ■ Fax 812.694.8788  
Toll Free 1.866.477.2724 (1.866.GSR.Architect)  
E-mail: gsr@tds.net

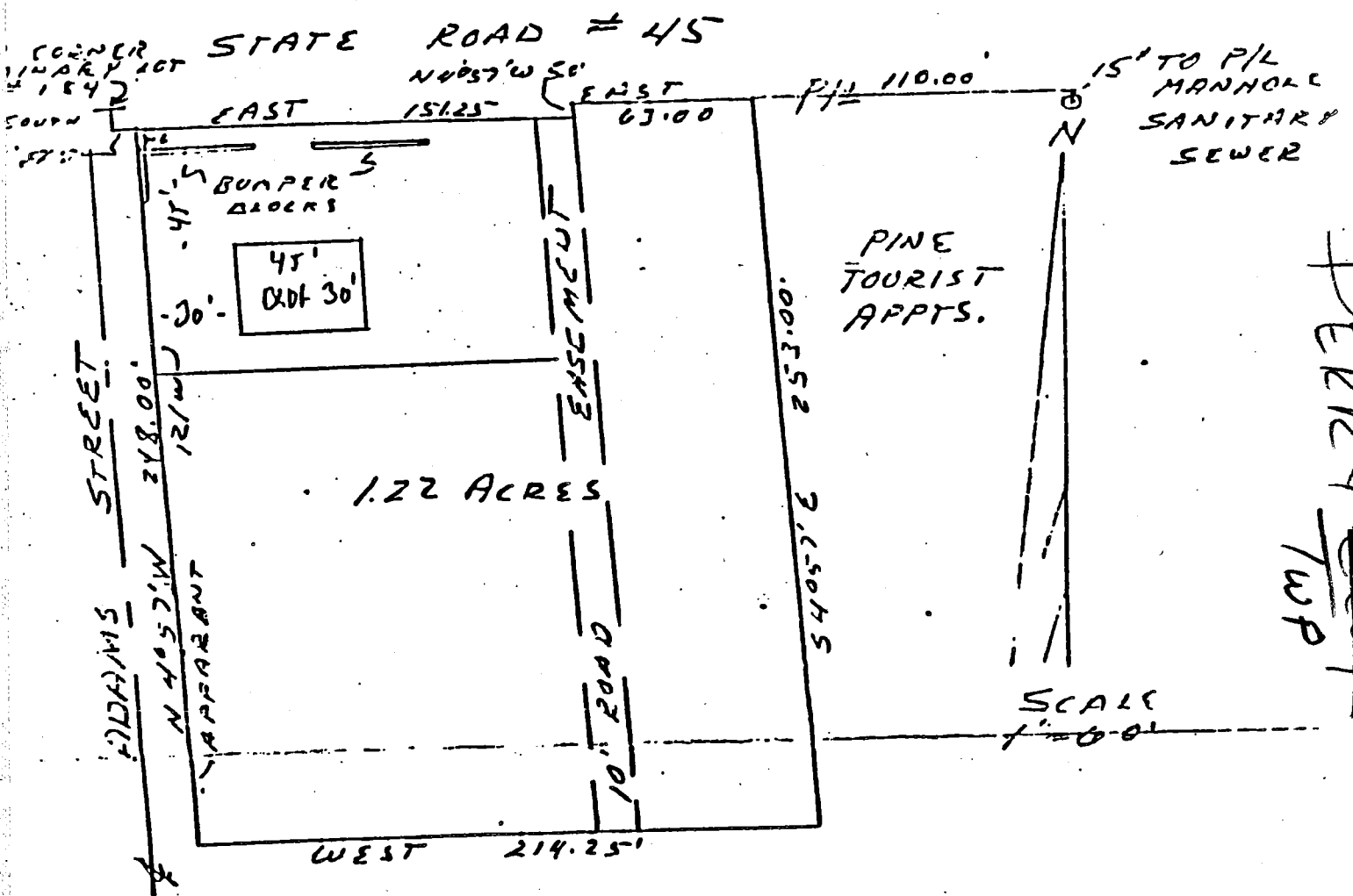
### LEGAL DESCRIPTION IEC VENTURES, LLC to DCSI

A part of the Southeast Quarter of Section 5, Township 8 North, Range 1 West, Monroe County, Indiana more particularly described as follows:

Commencing at an 8" x 8" limestone monument at the Southwest corner of the Northwest Quarter of Section 8, Township 8 North, Range 1 West; thence on an assumed bearing North 01 degree 09 minutes 55 seconds East on the West line thereof 1320.08 feet to a limestone monument at the Northwest corner of the South half of said Northwest Quarter; thence South 85 degrees 36 minutes 23 seconds East on the North line thereof a distance of 1163.07 feet to an 8" x 8" limestone monument; thence North 02 degrees 01 minutes 09 seconds East a distance of 1322.84 feet to an 8" x 8" limestone monument on the North line of said Northwest Quarter; thence South 85 degrees 20 minutes 57 seconds East on the North line thereof 12.75 feet to a 5/8" rebar with yellow cap marked "Schneider Engineering Corp" at a Southwestern Corner of Land now formerly owned by New Asset Subsidiary I.L.C (Instr#2001006582) said point being 127.00 feet West of the Southeast corner of Seminary Lot 177; thence North 00 degrees 15 minutes 07 seconds East parallel with the East line of said Seminary Lot 177 a distance of 876.65 feet to a 5/8" rebar with yellow cap marked "Schneider Engineering Corp" on the North line of said Lot 177; thence South 85 degrees 20 minutes 57 seconds East on said North line and the projection thereof 135.25 feet to a 5/8" rebar with yellow cap marked "Schneider Engineering Corp" in the centerline of a vacated 16.5' alley; thence North 00 degrees 15 minutes 07 seconds East on said alley centerline 110.93 feet to a 5/8" rebar with yellow cap stamped "Schneider Engineering Corp" said point being 94.38 feet North of the South line of Seminary Lot 167; thence South 84 degrees 58 minutes 16 seconds East parallel with the South line of Seminary Lots 167 and 168, 1326.41 feet to a railroad spike on the West line of Seminary Lot 57, said point being on the East line of the vacated 33' right-of-way of Walker Street and the Western boundary of land now or formerly owned by Bloomington LLC (D.B. 480, Pg 775-776) thence South 84 degrees 58 minutes 16 seconds East 407.43 feet on the South line of land of DJM & JMM Real Estate LLC, (Instr# 2003016378) to a 5/8" rebar with cap; thence North 02 degrees 01 minutes 09 seconds East 780.28 feet on the East line of said Land of DJM & JMM Real Estate LLC; to a chiseled "x" on the South right-of-way of Allen Street; thence on said South right-of-way South 86 degrees 53 minutes 11 seconds East 199.87 feet to a railroad spike; thence leaving said South right-of-way and on the westerly right-of-way of Patterson Drive the following four (4) courses: thence 1) South 03 degrees 08 minutes 38 seconds West 164.80 feet to a railroad spike; thence 2) South 50 degrees 36 minutes 32 seconds East 287.32 feet to a 5/8" rebar with cap; thence 3) South 28 degrees 16 minutes 20 seconds East 248.92 feet to a railroad spike; thence 4) South 55 degrees 13 minutes 33 seconds East 74.89 feet to a 5/8" rebar with cap; thence leaving said right-of-way South 26 degrees 26 minutes 56 seconds East 402.79 feet to a P.K. nail; thence North 63 degrees 33 minutes 04 seconds East 100.00 feet to a 5/8" rebar found stamped "Bledsoe Tapp"; thence North 26 degrees 26 minutes 56 seconds West 120.20 feet to a 5/8" rebar with cap; thence South 86 degrees 36 minutes 54 seconds East 62.49 feet to a railroad spike; thence North 03 degrees 13 minutes 38 seconds East, 114.83 feet to the South right-of-way line of Patterson Drive; thence South 86 degrees 36 minutes 33 seconds East, 277.86 feet along the South right-of-way line of Patterson Drive to a 5/8 inch iron pin and the TRUE POINT OF BEGINNING of this description; thence continuing along the South right-of-way line of Patterson Drive the following 5 courses and distances: (1) South 86 degrees 36 minutes 33 seconds East, 214.25 feet to a 5/8 inch iron pin with cap; (2) thence South 03 degrees 17 minutes 03 seconds West, 6.63 feet to a 5/8 inch iron pin; thence (3) South 86 degrees 36 minutes 33 seconds East, 15.50 feet to a 5/8 inch iron pin; thence (4) South 03 degrees 17 minutes 04 seconds West, 9.90 feet to a 5/8 inch iron pin; thence (5) South 86 degrees 36 minutes 33 seconds East, 96.50 feet to a 5/8 inch iron pin on the West right-of-way line of South Rogers Street; thence South 03 degrees 17 minutes 03 seconds West, 370.86 feet along the West right-of-way line of South Rogers Street to a 5/8 inch iron pin; thence North 86 degrees 42 minutes 57 seconds West, 326.25 feet to a 5/8 inch iron pin; thence North 03 degrees 17 minutes 03 seconds East, 388.00 feet to the TRUE POINT OF BEGINNING and containing 2.86 acres more or less.

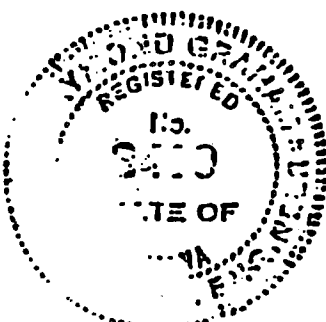
Subject to all legally recorded easements and rights-of-way.

Perry  
Sem Pt Lot 154



**DESCRIPTION:**

A part of Seminary Lot No. 154 near the city of Bloomington, in Monroe County, Indiana, bounded and described as follows: Beginning at a point that is 5.00 feet South and 6.75 feet East of the Northwest corner of said Seminary Lot No. 154, thence running East for 151.25 feet, thence North 04 degrees 57 minutes West for 5.00 feet, thence East for 63.00 feet, thence South 04 degrees 57 minutes East for 253.00 feet, thence West for 214.25 feet and to the apparent Right-of-way of Adams Street, thence along said right-of-way North 04 degrees 57 minutes West for 248.00 feet and to the point of beginning. Containing in all 1.22 acres, more or less.



**FILED**

JAN 9 1986

ROBERT J. BROWN  
Auditor Monroe County, Indiana

Raymond Graham  
Raymond Graham  
R.P.B. 8409 Indiana  
3215 N. Smith Pike  
Bloomington, Indiana  
December 30, 1977

DEED 1  
SEM. PT LOT 154

12" Smith Neubecker & Associates, Inc.



417012

DESCRIPTION FOR  
ALLEN STREET BOUNDARY  
JOB NUMBER 2282

Book 3 pg 241

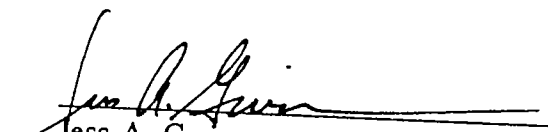
A part of Seminary Lot Number 176, a subdivision of a part of Sections 5 and 6, Township 8 North, Range 1 West, Monroe County, Indiana, as depicted in Deed Record K, Pages 1 - 5, and Deed Record N, Pages 503 - 504, and being more particularly described as follows:

BEGINNING at a 5/8" rebar set at the southeast corner of said Seminary Lot Number 176; thence SOUTH 86 degrees 11 minutes 27 seconds West (assigned bearing basis) 638.71 feet along the northerly right-of-way of a 16.5 foot unimproved road to a 5/8" rebar set at the southwest corner of said lot; thence NORTH 04 degrees 47 minutes 56 seconds West 731.77 feet along the west line of said lot to a 5/8" rebar set at the southwest corner of land of Ray; thence NORTH 87 degrees 22 minutes 21 seconds East 147.58 feet along the south line of said land of Ray to a set 5/8" rebar; thence NORTH 04 degrees 47 minutes 56 seconds West 120.81 feet along the east line of said land of Ray to a 5/8" rebar set on the proposed southerly right-of-way of Allen Street; thence NORTH 04 degrees 47 minutes 56 seconds West 26.77 feet along said east line of land of Ray to the existing southerly right-of-way of Allen Street; thence NORTH 87 degrees 22 minutes 21 seconds East 477.28 feet along said existing southerly right-of-way to the northeast corner of said Seminary Lot Number 176; thence SOUTH 05 degrees 44 minutes 15 seconds East 26.77 feet along the westerly right-of-way of a 16.5 foot road to a 5/8" rebar set on the proposed southerly right-of-way of Allen Street; thence SOUTH 05 degrees 44 minutes 15 seconds East 840.05 feet along said westerly right-of-way to the POINT OF BEGINNING, containing 12.15 acres, more or less.

The within survey was performed without benefit of evidence of source of title, and is subject to any statement of facts revealed by the same. Evidence of easements have not been located in the field and are not shown on this survey drawing. This qualification will be removed upon receipt and inspection of current title work.

Subject to the above reservation, I hereby certify that the survey work performed on the project shown hereon was performed either by me or under my direct supervision and control, and that all information shown is true and correct to the best of my knowledge and belief.

Certified this 20<sup>th</sup> day of Oct., 1994.

  
Jess A. Gwinn  
Registered Land Surveyor No. 9300019  
State of Indiana



RECORDED  
A.M. 12:34 P.M. \_\_\_\_\_

OCT 21 1994

  
RECORDER MONROE CO., IN

Did not buy pgs 242-243

Sem Lot 176

05-08-100

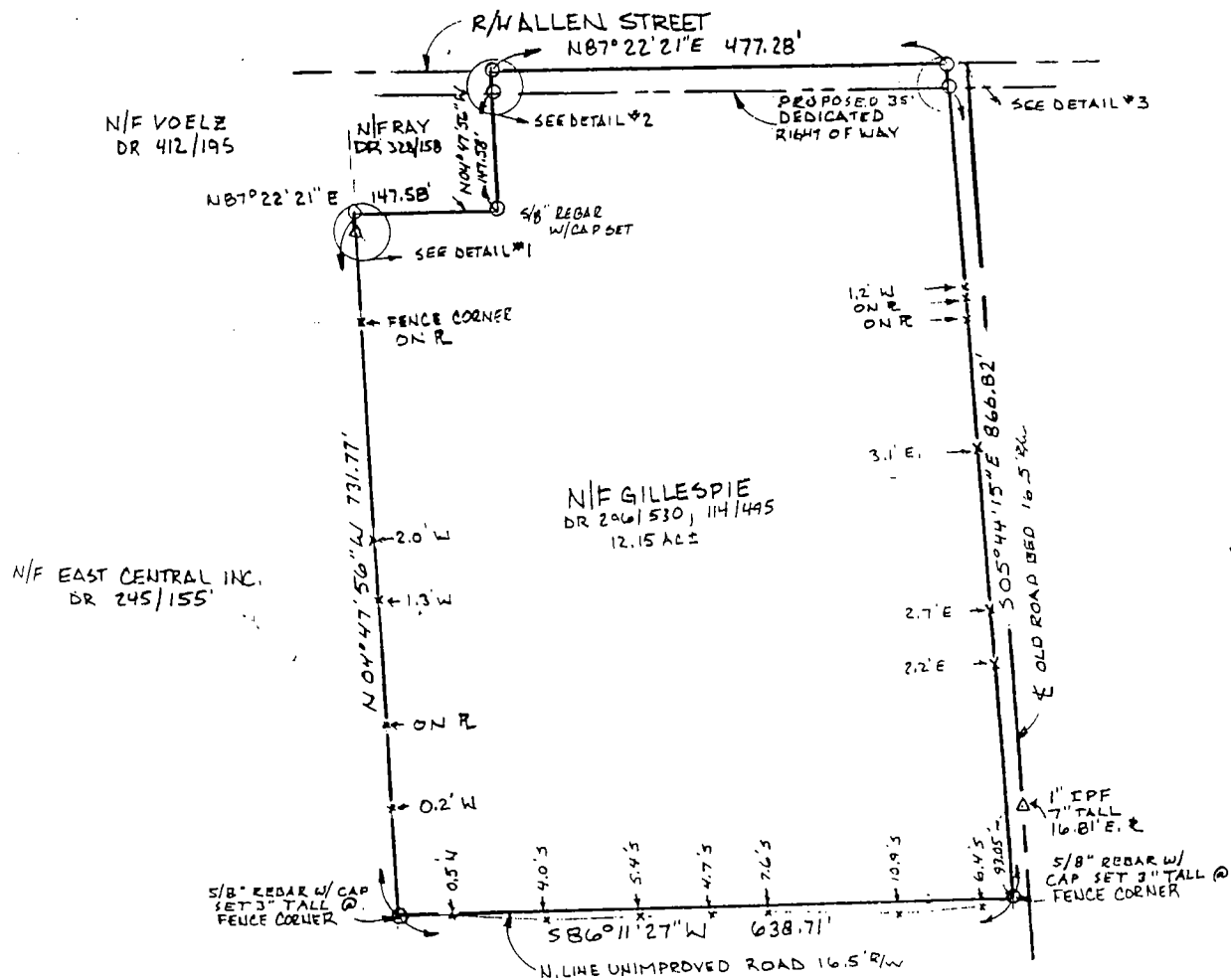
241 1/2



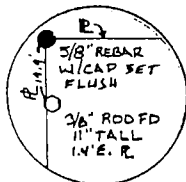


BOUNDARY  
JOB NO 2282

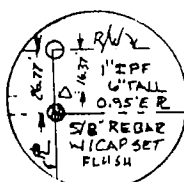
BOOK 3 p. 244



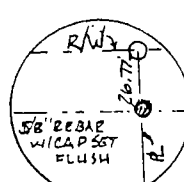
SCALE: 1"=200'



1



2



3

CORNER DETAILS  
NOT TO SCALE



*Jessa A. Gwin*  
10/20/94

04/29/04 THU 13:44 FAX 812 323 3087

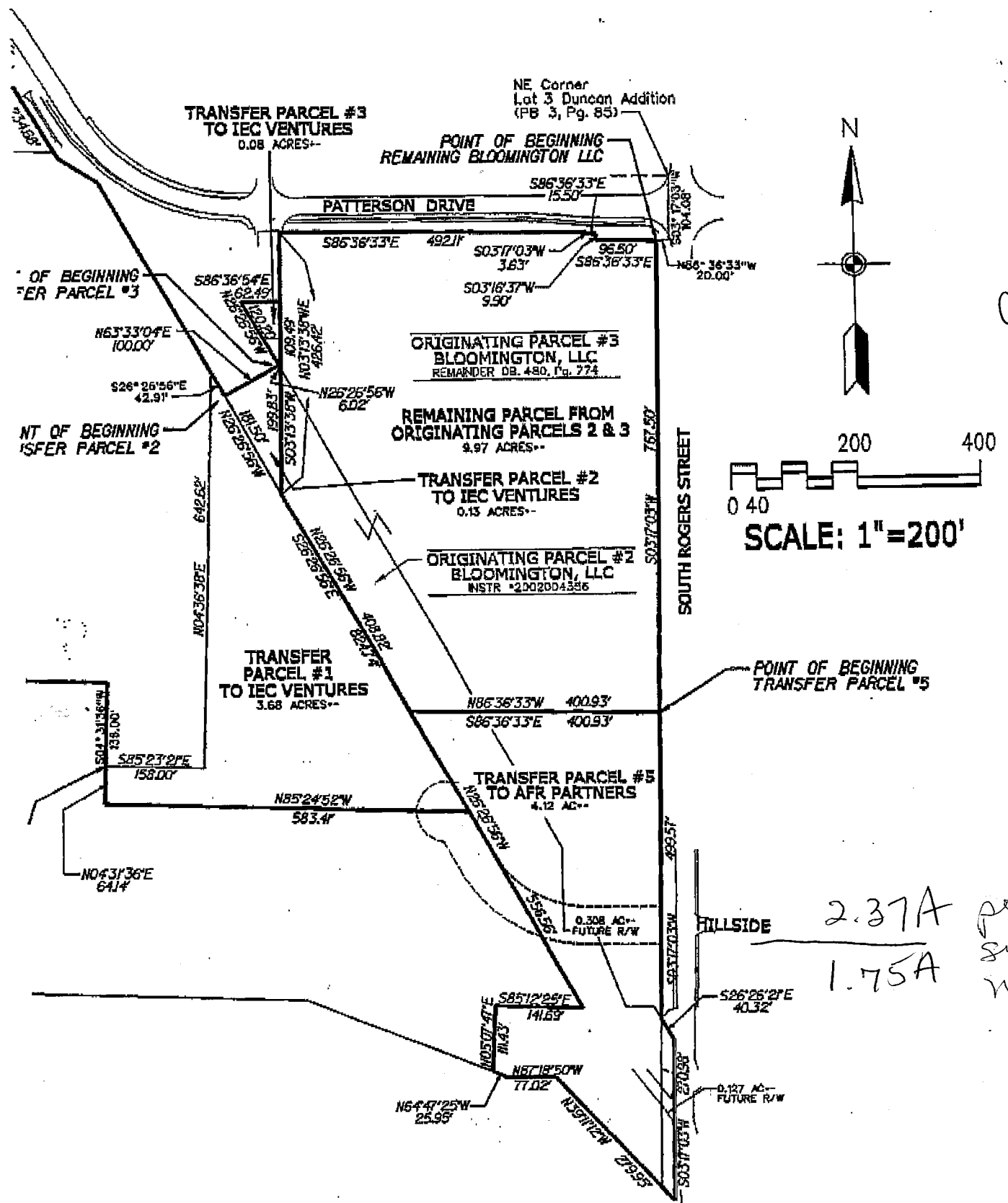
First Capital Management

002

04/20/04 16:11 FAX 812 336 0513

SMITH & NEUBECKER

002



**Denise Taylor**

---

**From:** "Linda Stergar" <linda@firstcapitalusa.com>  
**To:** "Denise Taylor" <dkd@ahmcp.com>  
**Sent:** Friday, April 30, 2004 1:40 PM  
**Subject:** Re: Larry wants more stuff (can you believe that!)

Speedy reply. 2.37 acres in Section 5, 1.75 acres in Section 8. Hooray, that adds up to 4.12 acres!!

L

----- Original Message -----

**From:** Denise Taylor

**To:** Linda Stergar

**Sent:** Friday, April 30, 2004 12:30 PM

**Subject:** Larry wants more stuff (can you believe that!)

for the 4.12 acre tract Larry says he must have from the surveyor how much of the tract is in section 5 and how much of the tract is in section 8. Nothing formal, just the amounts

**IEC TRANSFER PARCEL #5**  
**JOB NO. 3121**

A part of the Northeast Quarter of Section 8 and part of the Southeast Quarter of Section 5, Township 8 North, Range 1 West, Monroe County, Indiana, more particularly described as follows:

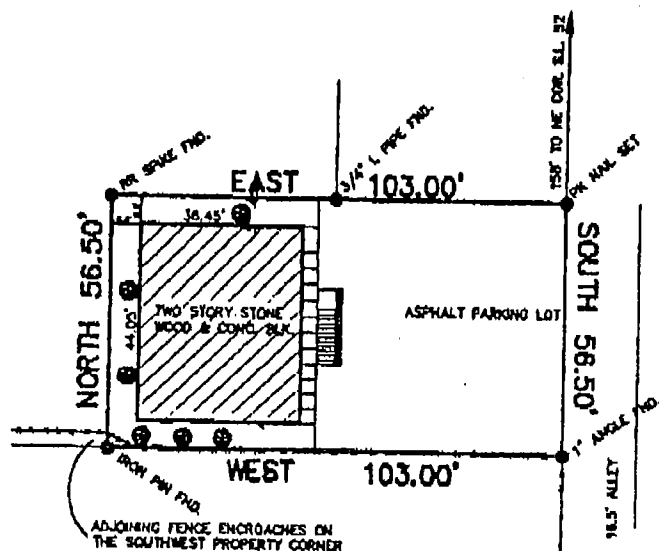
COMMENCING at a concrete nail at the Northeast Corner of Lot 3 in Duncan Addition (D.B. 3, Pg 85); thence SOUTH 03 degrees 17 minutes 03 seconds West 104.08 feet; thence NORTH 86 degrees 36 minutes 33 seconds West 20.00 feet to the Northeast Corner of the remaining Land of Bloomington LLC (D.B 480, Pg 774); thence on the West 40 foot half Right-of-Way line of South Rogers Street SOUTH 03 degrees 17 minutes 03 seconds West 767.50 feet to the POINT OF BEGINNING; thence on said West Right-of-Way SOUTH 03 degrees 17 minutes 03 seconds West 499.57 feet to a point ~~on the northeastern boundary of Land of Bloomington LLC (Instr#20020004356);~~ thence leaving said West 40 foot half Right-of-Way line ~~and on the northeastern, east, and southwestern boundaries of said Land of Bloomington LLC~~ the following eight (8) courses: 1) SOUTH 26 degrees 26 minutes 21 seconds East 40.32 feet to the center of South Rogers Street; 2) on said centerline SOUTH 03 degrees 17 minutes 03 seconds West to the south corner of said Land of Bloomington LLC; 3) NORTH 39 degrees 11 minutes 12 seconds West 279.95 feet; 4) NORTH 87 degrees 18 minutes 50 seconds West 77.02 feet; 5) NORTH 64 degrees 47 minutes 25 seconds West 25.95 feet; 6) NORTH 05 degrees 07 minutes 47 seconds East 111.43 feet; 7) SOUTH 85 degrees 12 minutes 25 seconds East 141.69 feet; 8) NORTH 26 degrees 26 minutes 56 seconds West 556.56 feet; thence leaving said southwestern boundary SOUTH 86 degrees 36 minutes 33 seconds East 400.93 feet to the POINT OF BEGINNING, containing 4.12 acres, more or less.

In accordance with the  
a boundary and plat survey of the following described real estate at the request  
of CFC, Inc.

### LEGAL DESCRIPTION

A part of Seminary Lot Number Fifty-two (52) in the City of Bloomington, Indiana, bounded and described as follows, to-wit: Beginning at a point on the East line of said lot, said point being 158 feet South of the Northeast corner of said lot, and running thence South 56-1/2 feet, thence running West 103 feet, thence running North 56-1/2 feet, and thence running East 103 feet to the place of beginning.

*Page 5*



SCALE : 1" = 40'



*George S. Ridgway*  
6.28.94

#2632

BOUNDARY and PLAT SURVEY PT. SEM. LOT 52, BLOOMINGTON, INDIANA

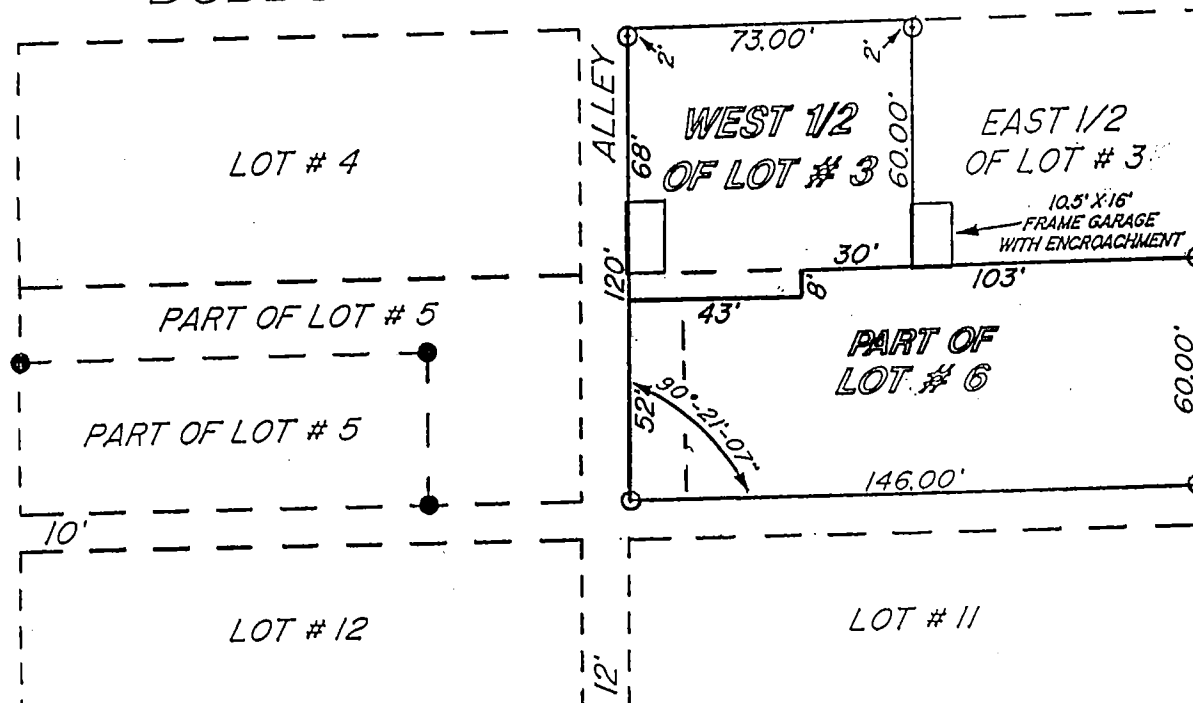
For: CFC, INC. (Owner) CFC, INC. Scale: 1" = 40'

Perry 5

ROGERS STREET 40' R/W

DODDS

STREET



**MATTHEW M. CAMPBELL'S  
ADDITION**



# 22 LOT # 19 12' LOT # 14

N AVENUE

32' R/W

ALLEY

# 23 LOT # 18

LOT # 15

LOT # 10

ALLEY

LOT # 7

LOT # 2

Legal Description:

Greg Anderson

A part of Lot 6 in Matthew M. Campbell's Addition to the City of Bloomington, Indiana, as shown of record in Plat Cabinet B, Envelope 6 in the Office of the Recorder of Monroe County, Indiana, bounded and described as follows: Beginning at the Northeast corner of said Lot 6; thence from said point of beginning and with the North line of said Lot 6 and running North 89 degrees 38 minutes 53 seconds West (assumed bearing) for 103 feet; thence leaving said North line and running South for 8 feet; thence North 89 degrees 38 minutes 53 seconds West for 43 feet and to the West line of said Lot 6; thence with said West line and running South for 52 feet and to the Southwest corner of said Lot 6; thence with the South line of Lot 6 and running South 89 degrees 38 minutes 53 seconds East for 146 feet and to the Southeast corner of said Lot 6; thence North for 60 feet and to the point of beginning. Containing 8415.8 square feet or 0.1932 acres, more or less.

ALSO, the right to use, and subject to, a non - exclusive Fifteen (15) feet in width along the entire West side of the above described tract.



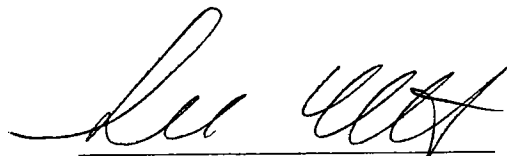
Lee Utt, R. L. S. # S0089, Indiana  
1604 South Henderson St.  
Bloomington, Indiana 47401  
May 30, 2001



Legal Description:

Greg Anderson

The West 1/2 of Lot 3 and a part of Lot 6 in Matthew M. Campbell's Addition to the City of Bloomington, Indiana, as shown of record in Plat Cabinet B, Envelope 6 in the Office of the Recorder of Monroe County, Indiana, bounded and described as follows: Beginning at the Northwest corner of said West 1/2 of Lot 3; thence from said point of beginning and with the North line of said West 1/2 of Lot 3 and running South 89 degrees 38 minutes 53 seconds East (assumed bearing) for 73 feet and to the Northeast corner of said West 1/2 of Lot 3; thence with the East line of said West 1/2 of Lot 3 and running South for 60 feet and to the Southeast corner of said West 1/2 of Lot 3; thence with the South line of said West 1/2 of Lot 3 and running North 89 degrees 38 minutes 53 seconds West for 30 feet; thence leaving said South line of said West 1/2 of Lot 3 and running South for 8 feet; thence North 89 degrees 38 minutes 53 seconds West for 43 feet and to the West line of said Lot 6; thence with the West line of said Lot 6 and the West line of said West 1/2 of Lot 3 and running North for 68 feet and to the point of beginning. Containing 4723.9 square feet or 0.1084 acres, more or less.



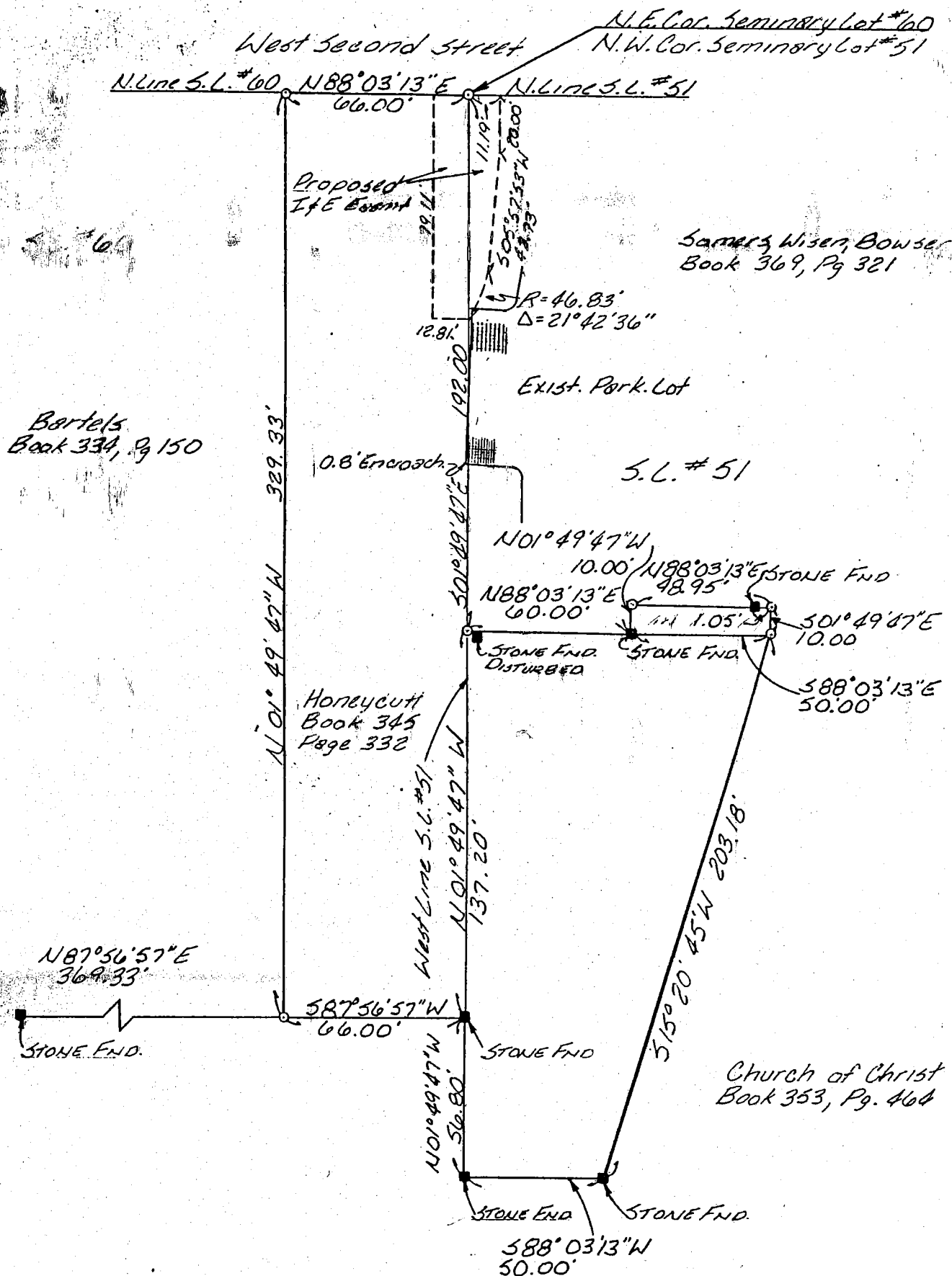
Lee Utt, R. L. S. # S0089, Indiana  
1604 South Henderson St.  
Bloomington, Indiana 47401  
May 30, 2001





L.D. Honeycutt Boundary Survey  
Project #109010

EXHIBIT A



Parent (See Plat 51 & 60)

This certification does not take into consideration additional facts that an accurate and correct title search and/or examination might disclose.

Subject to the above reservation, I hereby certify that the survey work performed on this project shown herein was performed either by me or under my direct supervision and control, and that all information shown is true and correct, to the best of my belief and knowledge.

Witness my hand and seal this 8<sup>th</sup> day of JAN., 1991.

Douglas R. Curry  
Douglas R. Curry, Indiana LS #890006  
Bynum Fanyo & Associates, Inc.  
700 North Walnut Street  
Bloomington, IN 47401



## LEGAL DESCRIPTION

Project #109010

Trustees of the Church of Christ to L. D. Honeycutt

Source: Book 353, Page 464

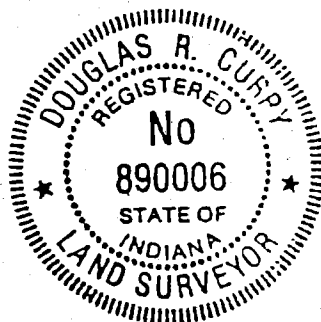
Part of Seminary Lot 51 as recorded in Book A, Page 55 in the Office of the Recorder of Monroe County, and part of Section 5, Township 8 North, Range 1 West, Perry Township, Monroe County, Indiana, more particularly described as follows:

Commencing at the Northwest corner of said Lot 51; thence on the West line of said Lot 51 South 01 degree 49 minutes 47 seconds East 192.00 feet to the point of beginning; thence leaving said West line North 88 degrees 03 minutes 13 seconds East 60.00 feet to a stone; thence North 01 degree 49 minutes 47 seconds West 10.00 feet; thence North 88 degrees 03 minutes 13 seconds East 48.95 feet to a stone; thence continuing North 88 degrees 03 minutes 13 seconds East 1.05 feet; thence South 01 degree 49 minutes 47 seconds East 10.00 feet; thence South 15 degrees 20 minutes 45 seconds West 203.18 feet to a stone; thence South 88 degrees 03 minutes 13 seconds West 50.00 feet to the West line of said Lot 51, said point being marked by a stone; thence on said West line North 01 degree 49 minutes 47 seconds West 56.80 feet to a stone; thence continuing North 01 degree 49 minutes 47 seconds West 137.20 feet to the point of beginning, containing 0.37 acres, more or less.

Subject to all easements and right-of-ways of record.

Witness my hand and seal this 8<sup>th</sup> day of JAN., 1991.

Douglas R. Curry  
Douglas R. Curry  
Indiana L.S. #890006  
Bynum Fanyo & Associates, Inc.  
700 North Walnut Street  
Bloomington, IN 47401



# LEGAL DESCRIPTION

Project #109010

L. D. Honeycutt to Somers, Wisen and Bowser

Part of Seminary Lot 51 as recorded in Book A, Page 55 in the Office of the Recorder of Monroe County, and part of Section 5, Township 8 North, Range 1 West, Perry Township, Monroe County, Indiana, more particularly described as follows:

Commencing at the Northwest corner of said Lot 51; thence on the West line of said Lot 51 South 01 degree 49 minutes 47 seconds East 192.00 feet; thence leaving said West line North 88 degrees 03 minutes 13 seconds East 60.00 feet to the point of beginning, said point being marked by a stone; thence North 01 degree 49 minutes 47 seconds West 10.00 feet; thence North 88 degrees 03 minutes 13 seconds East 48.95 feet to a stone; thence continuing North 88 degrees 03 minutes 13 seconds East 1.05 feet; thence South 01 degree 49 minutes 47 seconds East 10.00 feet; thence South 88 degrees 03 minutes 13 seconds West 50.00 feet to the point of beginning, containing 500.00 square feet (0.011 acres), more or less.

Subject to all easements and right-of-ways of record.

Witness my hand and seal this 8<sup>th</sup> day of JAN., 1991.

Douglas R. Curry

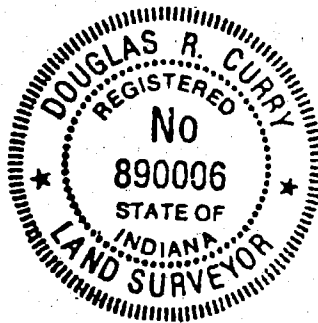
Douglas R. Curry

Indiana L.S. #890006

Bynum Fanyo & Associates, Inc.

700 North Walnut Street

Bloomington, IN 47401



LEGAL DESCRIPTION

Project #109010

L. D. Honeycutt

Part of Seminary Lot 60 and Seminary Lot 51 as recorded in Book A, Page 55 in the Office of the Recorder of Monroe County, and part of Section 5, Township 8 North, Range 1 West, Perry Township, Monroe County, Indiana, more particularly described as follows:

Beginning at the Northwest corner of said Lot 51, said corner also being the Northeast corner of said Lot 60; thence on the West line of said Lot 51 South 01 degree 49 minutes 47 seconds East 192.00 feet; thence leaving said West line North 88 degrees 03 minutes 13 seconds East 110.00 feet; thence South 15 degrees 20 minutes 45 seconds West 203.18 feet to a stone; thence South 88 degrees 03 minutes 13 seconds West 50.00 feet to the West line of said Lot 51, said point being marked by a stone; thence on said West line North 01 degree 49 minutes 47 seconds West 56.80 feet to a stone; thence leaving said West line South 87 degrees 56 minutes 57 seconds West 66.00 feet, said point being North 87 degrees 56 minutes 57 seconds East 369.33 feet from a stone; thence North 01 degree 49 minutes 47 seconds <sup>West</sup> 329.32 feet to the North line of said Lot 60; thence on said North line North 88 degrees 03 minutes 13 seconds East 66.00 feet to the point of beginning, containing 0.85 acres, more or less.

Together with an easement for ingress and egress as follows:

Beginning at the Northwest corner of said Lot 51; thence on the North line of said Lot 51 North 88 degrees 03 minutes 13 seconds East 11.19 feet; thence leaving said North line South 01 degree 49 minutes 47 seconds East 20.00 feet; thence South 05 degrees 57 minutes 53 seconds West 42.73 feet to the beginning of a non-tangent curve concave to the West having a radius of 46.83 feet and to which beginning a radial line bears South 84 degrees 52 minutes 27 seconds East; thence Southerly 17.74 feet along said curve through a central angle of 21 degrees 42 minutes 36 seconds to the West line of said Lot 51; thence on said West line North 01 degree 49 minutes 47 seconds West 79.11 feet to the point of beginning.

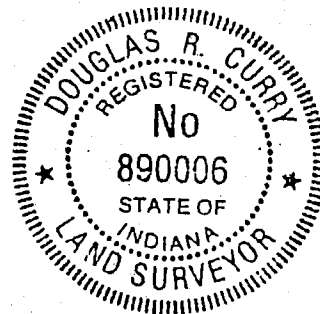
Subject to an easement for ingress and egress as follows:

Beginning at the Northeast corner of said Lot 60; thence on the East line of said Lot 60 South 01 degree 49 minutes 47 seconds East 79.11 feet; thence leaving said line South 88 degrees 03 minutes 13 seconds West 12.81 feet; thence North 01 degree 49 minutes 47 seconds West 79.11 feet to the North line of said Lot 60; thence on said North line North 88 degrees 03 minutes 13 seconds East 12.81 feet to the point of beginning.

Subject to all easements and right-of-ways of record.

Witness my hand and seal this 8<sup>th</sup> day of JAN., 1991.

Douglas R. Curry  
Douglas R. Curry  
Indiana L.S. #890006  
Bynum Fanyo & Associates, Inc.  
700 North Walnut Street  
Bloomington, IN 47401



Eng. City Sem. Oct 68

103 West Temperance  
P.O. Box 96  
Ellettsville, Indiana 47429  
Phone: 812-876-2305



3 2 6

PREPARED BY:

Edmund O. Farkas

Edmund O. Farkas  
Registered Land Surveyor  
No. 0114

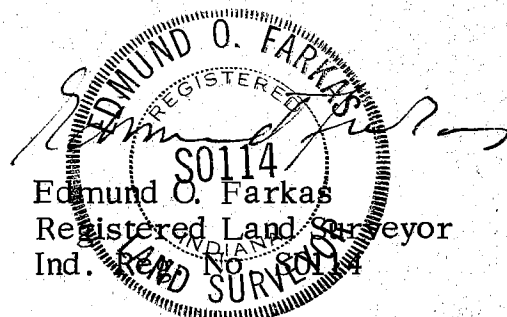
# TRI CO Surveying & Mapping

Edmund O. Farkas, Registered Land Surveyor

103 West Temperance  
P.O. Box 96  
Ellettsville, Indiana 47429  
Phone: 812-876-2305

## CERTIFICATION OF SURVEY:

I, Edmund O. Farkas hereby certify that I am a Registered Land Surveyor, licensed in compliance with the Laws of the State of Indiana; that the enclosed plat and following description correctly represent a survey completed under my supervision on April 14, 1980; that all the monuments shown thereon actually exist; and that their location and type are to the best of my knowledge accurately shown.



## DESCRIPTION:

A part of Seminary Lot Number Sixty-five (65) and all that vacated part of Morton Street lying west of and adjacent to part of Seminary Lot 65, located in the City of Bloomington, Monroe County, Indiana, and more particularly described as follows:

Beginning at the Southwest Corner of said Seminary Lot 65, thence South Eighty-nine (89) Degrees, Fifty-one (51) Minutes, Forty-six (46) Seconds West 24.50 feet to a point 8.5 feet east of the center line of the Chicago, Indianapolis, and Louisville Railway and to the Main Line of the Railroad track, thence North Zero (00) Degrees, Twenty-two (22) Minutes, Three (03) Seconds West on said Main Line and parallel with said center line and 8.5 feet east of said center line 552.87 feet, thence leaving said Main Line North Eighty-seven (87) Degrees, Thirty-one (31) Minutes, Forty-six (46) Seconds East 6.38 feet to a steel fence post, thence along an existing chain-link fence North Eighty-seven (87) Degrees, Thirty-one (31) Minutes, Forty-six (46) Seconds East 16.75 feet to the West Line of said Seminary Lot 65, thence along said fence North Eighty-seven (87) Degrees, Thirty-one (31) Minutes, Forty-six (46) Seconds East 62.52 feet to a steel fence post, thence continuing along said fence the following courses and distances: South One (01) Degree, Fifty-two (52) Minutes, Twenty-eight (28) Seconds East 19.88 feet to a steel fence post, thence North Eighty-seven (87) Degrees, Forty (40) Minutes, Fifty-seven (57) Seconds East 156.81 feet to a steel fence post, thence South Twenty-one (21) Degrees, Thirty-nine (39) Minutes, Thirty-five (35) Seconds East 104.83 feet to a steel fence post, thence North Eighty-six (86) Degrees, Fifty-four (54) Minutes, Forty (40) Seconds East 59.71 feet to a steel fence post, thence South Five (05) Degrees, Two (02) Minutes, Twelve (12) Seconds East 446.38 feet to a steel fence post, thence leaving said fence South Five (05) Degrees, Two (02) Minutes, Fifty-five (55) Seconds East 3.26 feet to the South Line of said Seminary Lot 65, thence along said South Line South Eighty-nine (89) Degrees, Fifty-one (51) Minutes, Forty-six (46) Seconds West 352.64 feet to the place of beginning.

Containing 4.27 acres, more or less.

Forney Property

	1979	1968		
6440	7400	4250	18380	23400
6450	200	330		
6460	2170	130		
6470	11,000	1250		
6480	5000	2500	3120	3570
6490	2170	3230	330	---
6495	?	3470		
6500	2330	200		

### NEW FIGURES

6440	18600	26970	- Now I.U.
6450	200	}	Jorney
6460	3130		
<del>6470</del>	Combine with # 6440		
<del>6480</del>	Combine " # 6440		
6490	1330	}	Jorney
6495	3870		
6500	2330		

EXHIBIT A  
LEGAL DESCRIPTION

Owners:  
IEC Ventures, LLC  
Travis, LLC  
Southgreen Partners, LLC  
Source: Instrument No. 2004008939

A part of the Southeast quarter of Section 5, Township 8 North, Range 1 West, Monroe County, Indiana, more particularly described as follows:

Commencing at the Northeast corner of Lot 3 in Duncan Subdivision as recorded in Plat Cabinet "B", envelope 51 (formerly Plat Book 3, page 85); Thence South 01 degree 18 minutes 27 seconds West 104.08 feet; Thence North 88 degrees 35 minutes 09 seconds West 20.00 feet to the intersection of the west right-of-way of Rogers Street and the south right-of-way of Patterson Drive; Thence on said south right-of-way line of Patterson Drive North 88 degrees 35 minutes 09 seconds West 96.50 feet; Thence North 01 degree 18 minutes 01 second East 9.90 feet; Thence North 88 degrees 35 minutes 09 seconds West 15.50 feet; Thence North 01 degree 18 minutes 27 seconds East 3.63 feet; Thence North 88 degrees 35 minutes 09 seconds West 264.25 feet and to the Point of Beginning;

Thence continuing on said south right-of-way line North 88 degrees 35 minutes 09 seconds West 227.86 feet; Thence leaving said south right-of-way line South 01 degree 15 minutes 02 seconds West 269.04 feet; Thence South 88 degrees 47 minutes 16 seconds East 227.59 feet; Thence North 01 degree 18 minutes 27 seconds East 268.24 feet to the Point of Beginning, containing within said bounds 1.40 acres, more or less.

Subject to a 20 foot water line easement (Inst. No. 2004007360) along the west side of the above described land.

Subject to all rights-of-way and easements of records.

Douglas R. Curry 12-6-04  
Douglas R. Curry  
Indiana L.S. No. 890006  
Bynum Fanyo & Associates, Inc.  
528 North Walnut Street  
Bloomington, Indiana 47404  
(812) 332-8030



Party  
(Old RCA)

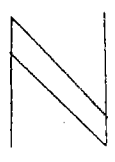
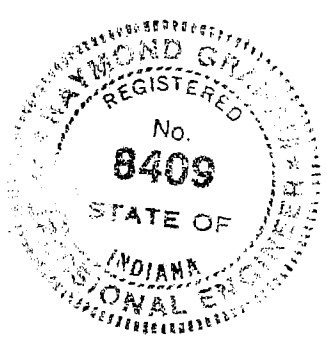


SEMINARY LOT 174 (8 SECTION 5, PT NW SE)

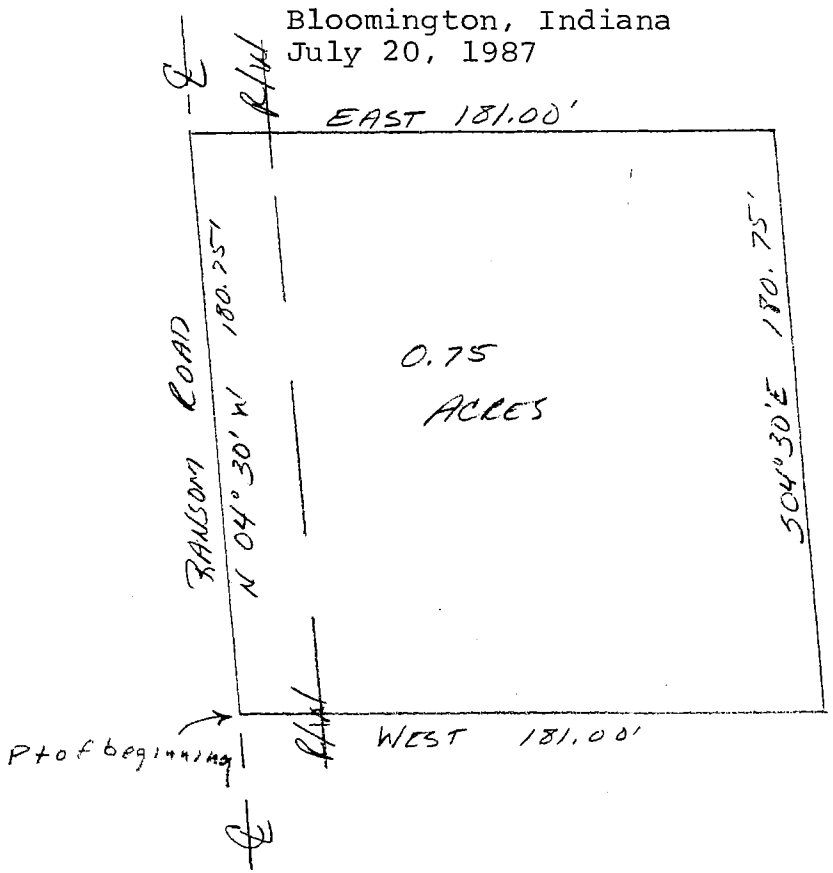
DESCRIPTION:

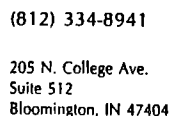
A part of the Seminary Lot Number 174 and a part of the Northwest quarter of the Southeast quarter of Section 5, Township 8 North, Range 1 West (Note: The part of the said quarter quarter is given because the real estate is being sold from the center line of the Ransom Road, which areas are no part of Seminary Lot 174) Beginning at a point that is 23 feet West and 165.23 feet North of the Southwest corner of the said Seminary Lot 174, said point being in the centerline of the Ransom Road; thence running North 04° 30' West over and along the centerline of the said Ransom Road for 180.75 feet and to the Northwest corner of Seminary Lot 174; thence running East for 181; thence running South 04°30' East for 180.75 feet; thence running West for 181 feet and to the place of beginning. Containing in all 0.75 acres, more or less.

*Raymond Graham*  
RAYMOND GRAHAM  
RPE 8409 LS 9978  
3215 N. Smith Pike  
Bloomington, Indiana  
July 20, 1987



SCALE 1"=60'



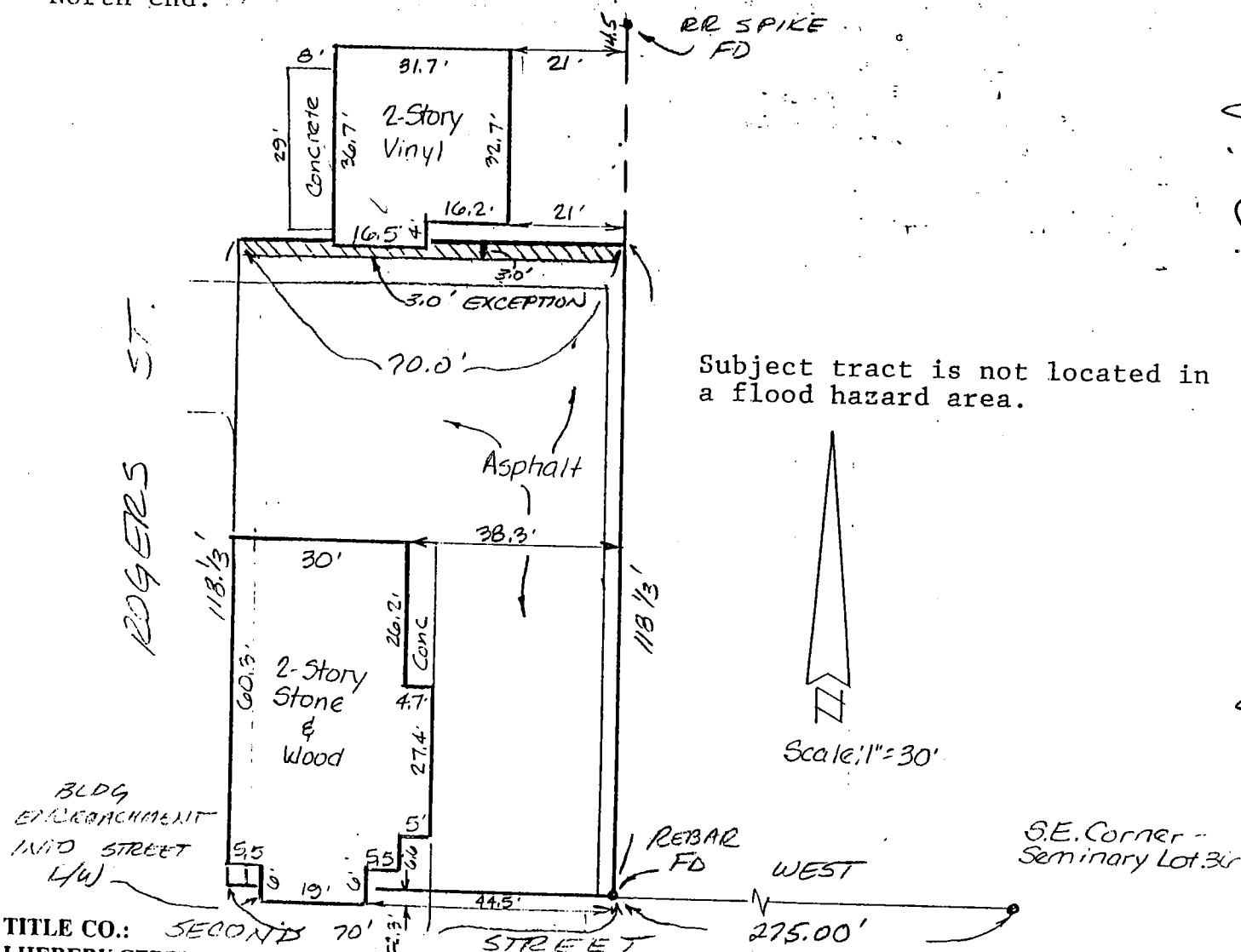


## LAND SURVEYING

5

**THIS REPORT IS DESIGNED FOR USE BY A TITLE INSURANCE COMPANY WITH RESEDENTIAL LOAN POLICIES. NO CORNER MARKERS WERE SET AND THE LOCATION DATA HEREIN IS BASED ON LIMITED ACCURACY MEASUREMENTS. THEREFORE, NO LIABILITY WILL BE ASSUMED FOR AND USE OF THIS DATA FOR CONSTRUCTION OF NEW IMPROVEMENTS OR FENCES.**

PROPERTY ADDRESS: 420 West Second Street, Bloomington, Indiana 47401  
PROPERTY DESCRIPTION: Part of Seminary Lot Number 36 in the City of  
CLIENT I.D. NO.: Bloomington, Monroe County, Indiana, bounded as  
follows, to-wit: Beginning at a point on the South line of said Seminary  
Lot 36, 275 feet West of the Southeast corner thereof; running thence  
West 70 feet; thence North 118 1/3 feet; thence East 70 feet; thence  
South 118 1/3 feet to the place of beginning EXCEPTING 3 feet off the  
North end.



TITLE CO.: *SECOND 70' STREET 275.00'*

I HEREBY CERTIFY TO THE PARTIES NAMED ABOVE THAT THE REAL ESTATE DESCRIBED HEREIN WAS INSPECTED UNDER MY SUPERVISION ON THE DATE INDICATED AND THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS REPORT CONFORMS WITH THE REQUIREMENTS CONTAINED IN SECTIONS 42 THROUGH 44 OF 864 IAC 1.1-13 FOR A SURVEYOR LOCATION REPORT. THE ACCURACY OF ANY FLOOD HAZARD STATEMENT SHOWN ON THIS REPORT IS SUBJECT TO MAP SCALE UNCERTAINTY AND TO ANY OTHER UNCERTAINTY IN LOCATION OR ELEVATION ON THE REFERENCED FLOOD INSURANCE RATE MAP.

**DATE OF SURVEY:**

**REGISTERED LAND SURVEYOR'S SIGNATURE:**

PROPOSED BUYER:


PROPOSED LENDER:

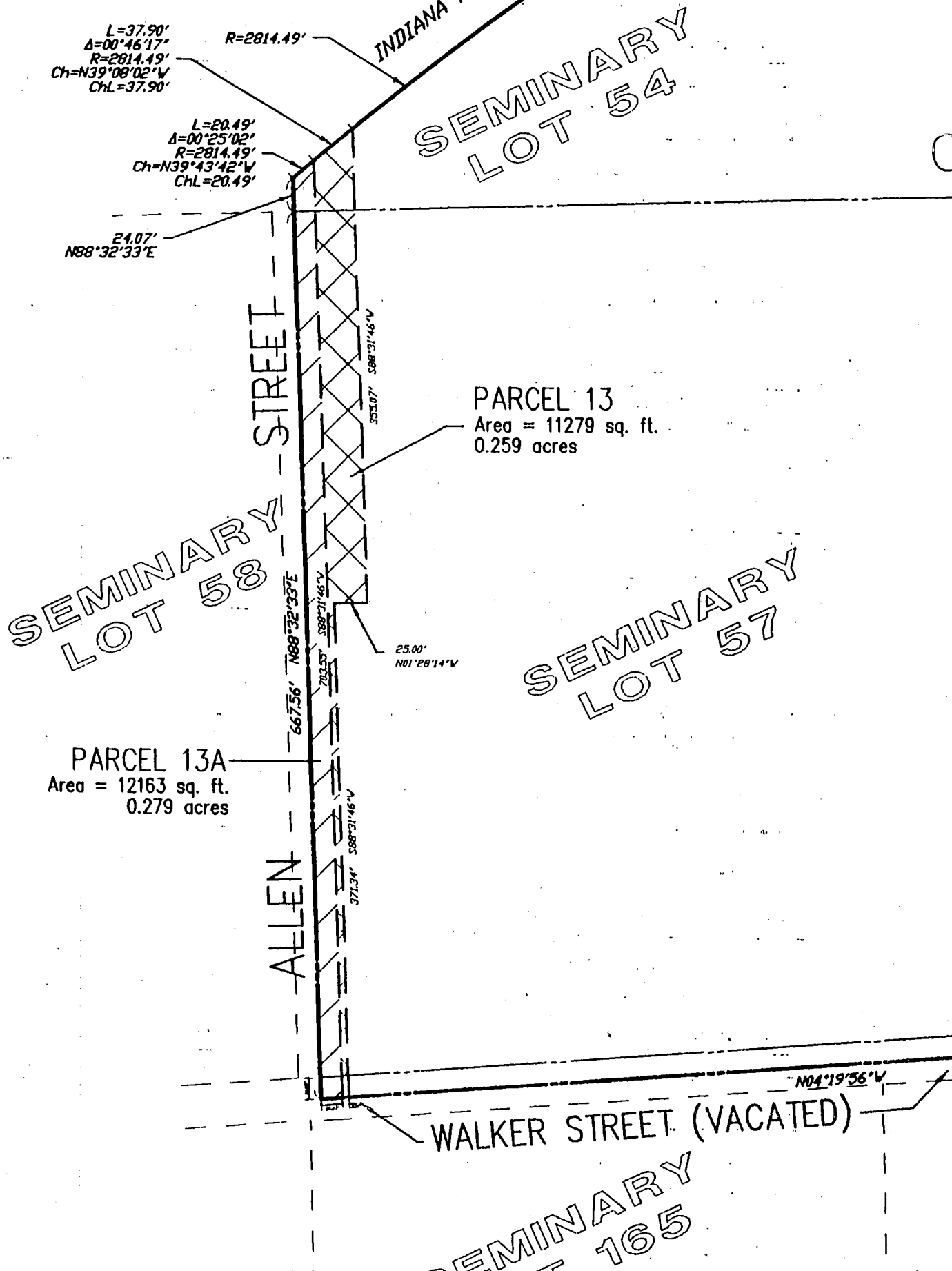


PARCEL NO. 13, 13A  
 PROJECT NO. 409155  
 ROAD NO. ALLEN STREET  
 COUNTY: MONROE  
 SECTION: 5  
 TOWNSHIP: T8N  
 RANGE: R1W

OWNER: CONSUMER ELECTRONIC HOLDINGS, INC.  
 DEED RECORD BOOK 343, PAGES 322-325 DATED DECEMBER 29, 1987

 PERMANENT R/W TAKING  
 TEMPORARY R/W TAKING

  
 SCALE 1"=100'

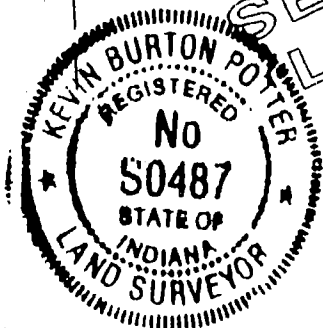


PARCEL 13  
 Area = 11279 sq. ft.  
 0.259 acres

PARCEL 13A  
 Area = 12163 sq. ft.  
 0.279 acres

PARCEL 13= 0.259 AC  
 PARCEL 13A= 0.279 AC

TOTAL AREA UNKNOWN  
 R.O.W TAKE 0.279 AC  
 RESIDUE UNKNOWN



GIVEN UNDER MY HAND AND SEAL

*Kevin B. Potter*  
 KEVIN B. POTTER Registered L. S.  
 No. S 0487 State of Indiana  
 BYNUM FANYO & ASSOCIATES  
 700 NORTH WALNUT STREET  
 BLOOMINGTON, IN. 47401  
 (812) 332-8030

12/30/94

*Handwritten notes:*  
 2nd  
 5

*Handwritten:* 1/3

QUITCLAIM DEED

THIS INDENTURE WITNESSETH, that Thomson Consumer Electronics, Inc., formerly known as Consumer Electronics Holdings, Inc., a Delaware corporation, ("Grantor"), quitclaims to the City of Bloomington, Indiana, an Indiana municipal corporation ("Grantee") of Monroe County, Indiana, for and in consideration of One dollar (\$1.00) and other valuable consideration, the receipt of which is hereby acknowledged, the following described real estate in Monroe County, Indiana, to-wit:

A part of Seminary Lots 54 and 57, and a part of vacated Walker Street, being more particularly described as follows:

Beginning at the intersection of the centerline of said vacated Walker Street and the Westerly prolongation of the North line of said Seminary Lot 57; thence North 88 degrees 32 minutes 33 seconds East 16.52 feet along said prolongation to the Northwest corner of said Seminary Lot 57; thence North 88 degrees 32 minutes 33 seconds East along the North line of said Seminary Lot 57 for 651.04 feet to the Northeast corner of said Seminary Lot 57 and the Northwest corner of said Seminary Lot 54; thence North 88 degrees 32 minutes 33 seconds East 24.07 feet along the North line of said Seminary Lot 54 to a point on the Southwesterly right-of-way of the Indiana Railroad Company, said point being on a non-tangent curve concave Southwesterly, with a radius of 2814.49 feet and a chord bearing South 39 degrees 43 minutes 42 seconds East 20.49 feet; thence Southeasterly along said railroad right-of-way and said curve and arc distance of 20.49 feet; thence leaving said railroad right-of-way and said curve South 88 degrees 31 minutes 46 seconds West 703.55 feet to the centerline of said vacated Walker Street; thence North 04 degrees 19 minutes 56 seconds West along said centerline 16.27 feet to the point of beginning, containing 0.279 acres, more or less.

The undersigned person executing this Quitclaim Deed on behalf of Grantor represents and certifies that he is an executive of Grantor and has been fully empowered to execute and deliver this deed on behalf of Grantor, and that all necessary action for the making of such conveyance has been taken and done.

IN WITNESS WHEREOF, the Grantor has executed this deed this 18<sup>th</sup> day of March, 1996.

THOMSON CONSUMER ELECTRONICS, INC.

BY: X Baudouin de la Tour  
Baudouin de la Tour  
Vice President of Finance

STATE OF INDIANA       )  
                                  HAMILTON ) SS:  
COUNTY OF MONROE    )

Before me, a Notary Public in and for said county and state, personally appeared Baudouin de la Tour, Vice President of Finance for Thomson Consumer Electronics, Inc., and executed the foregoing Quitclaim Deed this 18<sup>th</sup> day of March, 1996.

My Commission Expires:

12-12-99

Beverly A. Green  
Notary Public

Beverly A. Green  
Printed Name

This instrument prepared by Susan Failey, Attorney at Law, P.O. Box 100, Bloomington, IN 47402.





SCALE: 1"=200'

**1987-1988**



**JOB TITLE**  
**LANDMARK**  
**BUSINESS CENTER**  
**REMAINDERS**

BY PALE

11

1

2189F

SHEE

1

1

1

1

OF

1

1

10412

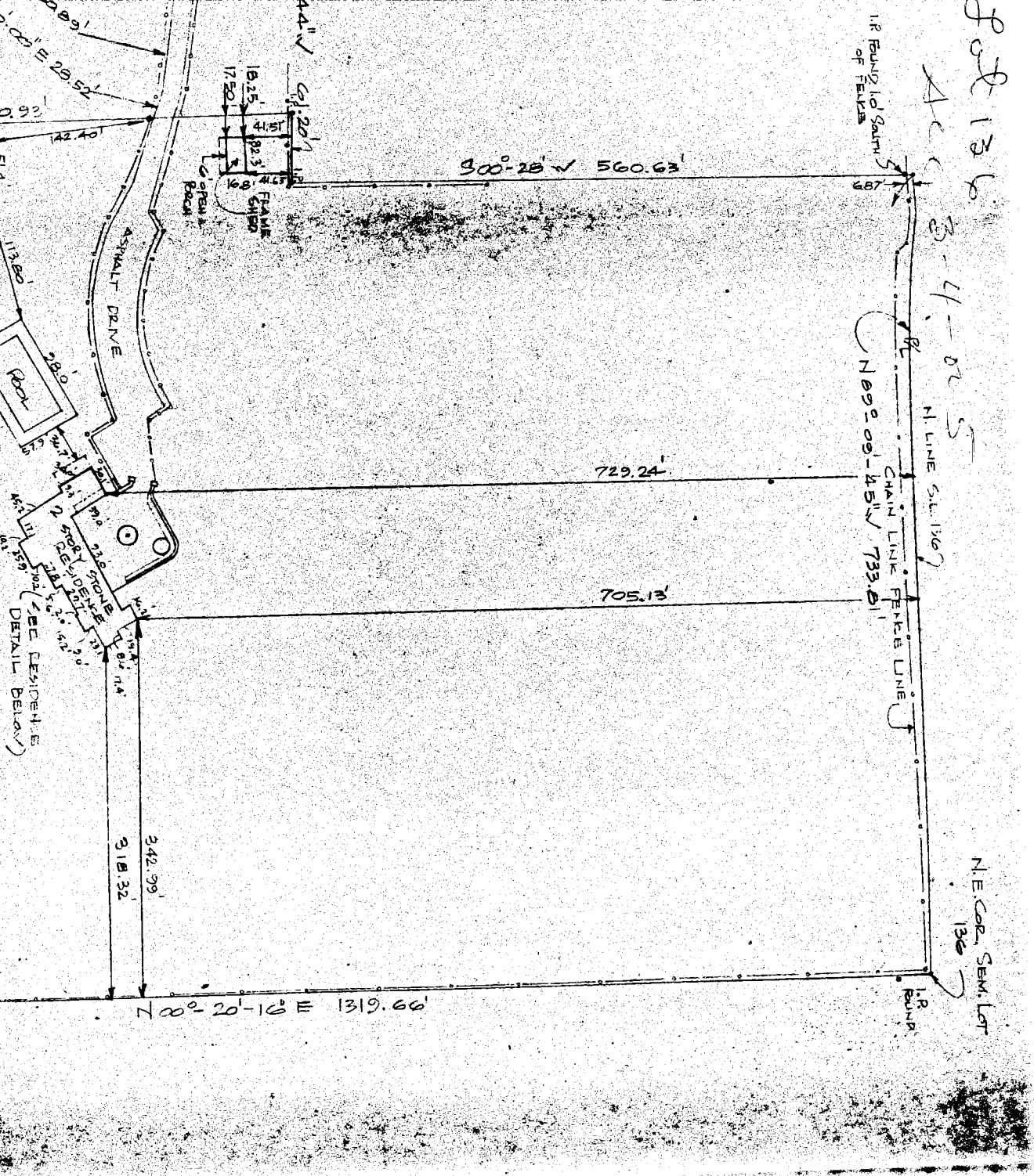
04/2

\_\_\_\_\_

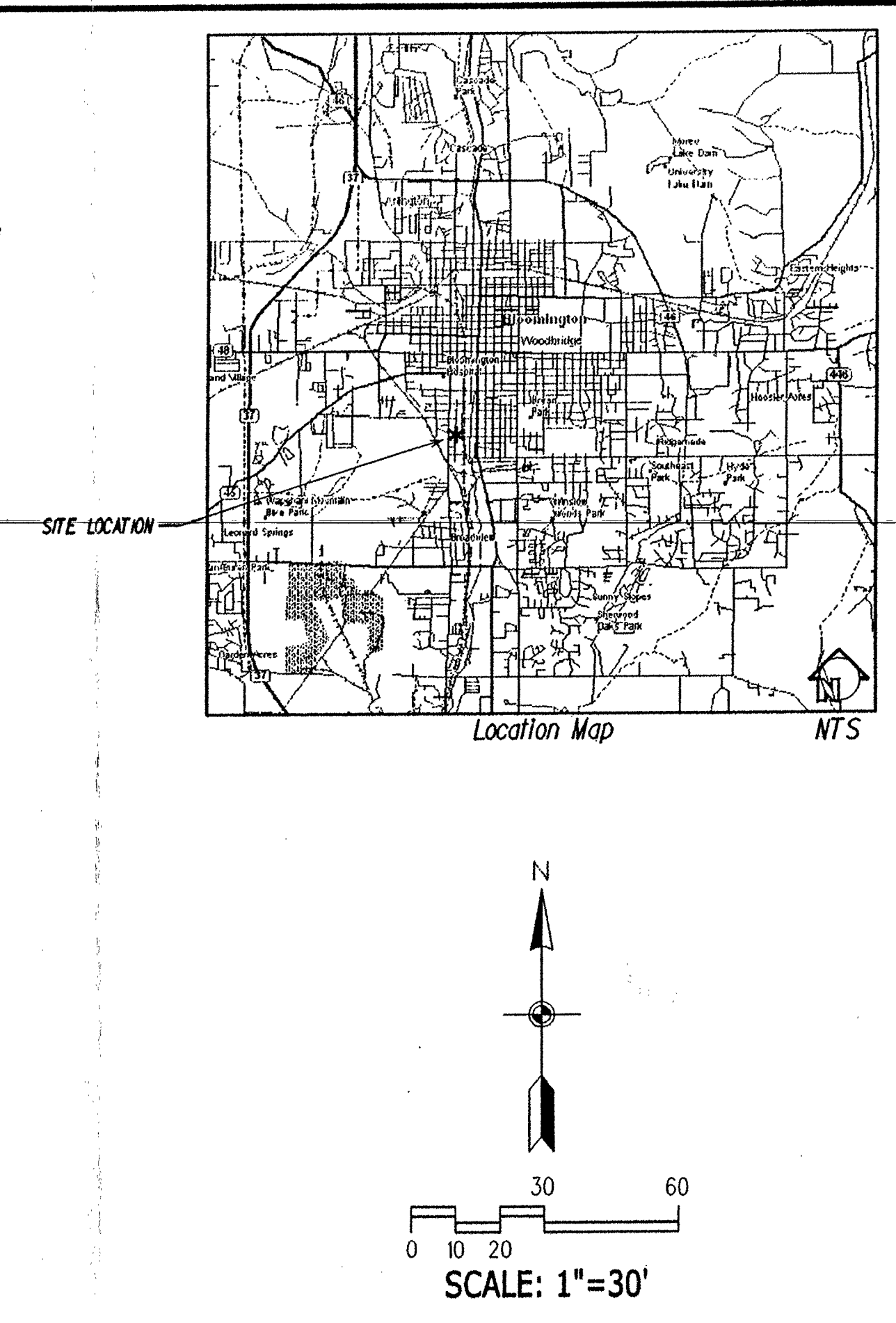
\_\_\_\_\_

\_\_\_\_\_












\_\_\_\_\_







## MONUMENT LEGEND

STONE MONUMENT	
STONE WITH X	
CONCRETE MONUMENT	
3/4" REBAR W/ PLASTIC CAP SET	
REBAR FOUND	
IRON PIPE FOUND	
FENCE POST FOUND	
RAILROAD SPIKE FOUND	
PK NAIL	
GPS MONUMENT	
SECTION CORNER	

15' COUNTER INTERVAL	-----○-----	SANITARY SEWER LINE	-----○-----
30' COUNTER INTERVAL	-----○-----	FORCE MAIN LINE	-----○-----
SPOT ELEVATION	10.74	SANITARY MANHOLE	○
DEVELOPMENT TREE LINE	○	SEWER MANHOLE	○
DEVELOPMENT	○	SANITARY LIFT STATION	○
CONFERRED TREE	○	RE-CONFIGURED CON- STORM	○
DEAD TREE	○	RE-CONFIG. PLASTIC STORM	○
SINGLE DECID. SHRUB	○	INFR. METAL STORM	○
SINGLE CONF. SHRUB	○	STORM MANHOLE	○
DECIDUOUS TREE	○	STORM MANHOLE	○
CONFERRED HEDGE	○	YARD INLET	○
TREE STUMP	○	CURB INLET	○
PROPERTY LINE	-----	DEAD SECTION	○
ROAD CENTERLINE	-----	HEADWALL	○
RAILROAD LINE	-----	OVERHEAD ELECTRIC	○
GUARD RAIL	-----	OVERHEAD ELECTRIC	○
HANDICAPPED RAMP	-----	POWER POLE	○
MAILBOX	○	ELECTRIC MANHOLE	○
BOLLARD	○	ELECTRIC PAD	○
WALL	-----	ELECTRIC HAND HOLE	○
FLAPJACK	○	ELECTRIC RISER	○
SOIL BORING	○	LOFT POLE	○
MAGNIFY WALL	○	OVERHEAD TELEPHONE	○
STONE WALL	-----	OVERHEAD TELEPHONE	○
CONCRETE WALL	-----	TELEPHONE MANHOLE	○
CHAIN LINK FENCE	-----	TELEPHONE POLE	○
POST & RAIL FENCE	-----	OVERHEAD CABLE TV	○
SMOOTH WIRE FENCE	-----	OVERHEAD CABLE TV	○
BARRIRED WIRE FENCE	-----	CABLE TV RISER	○
WATER MAIN	-----	GAS LINE	○
WATER MANHOLE	○	GAS MARKER	○
WATER METER	○	TRAFFIC MANHOLE	○
WATER VALVE	○	TRAFFIC MANHOLE	○
FIRE HYDRANT	○	UTILITY POLE	○
CONCRETE FENCE LINE	-----	GUY WIRE	○
PANEL POINT	○	OVERHEAD FIBER OPTIC	○
		UNDERDUGS LINE	○

RECORD DESCRIPTION

No discrepancies were found with the record description.

SHEETED	
CM & W/JH	DATE
LAH	CHECKED
JDR	DATE

JOB NUMBER	
3121	
SHEET	
1	
OF	
1	
DATE	05/10/04
GRIMESLOTGROC.SHT	



**Parcel 4**  
**Land Description**

Part of the Southeast Quarter of Section 5, Township 8 North, Range 1 West, being part of Seminary Lots 54 through 57 and part of the 16.5 foot vacated alley lying south of Lots 54 and 57 as recorded in Deed Book A, Pages 54 & 55 in the Office of the Recorder of Monroe County, Indiana, described as follows:

Commencing at an 8 inch x 8 inch limestone monument at the southwest corner of the northwest quarter of said Section 8, Township 8 North, Range 1 West; thence on an assumed bearing of North 01 degrees 50 minutes 26 seconds West along the west line thereof a distance of 609.78 feet to a 5/8" rebar with a yellow cap marked "Schneider Engineering Corp." (hereinafter referred to as "capped rebar"), said point being on the south line of a 150 foot wide electric easement (Deed Record 120, Page 600); thence continuing North 01 degrees 50 minutes 26 seconds West along said west line a distance of 710.30 feet to an 8 inch x 8 inch limestone monument at the northwest corner of the south half of said northwest quarter; thence South 88 degrees 36 minutes 44 seconds East along the north line thereof a distance of 1163.07 feet to an 8 inch x 8 inch limestone monument; thence North 00 degrees 59 minutes 12 seconds West a distance of 1322.84 feet to an 8 inch x 8 inch limestone monument on the north line of said northwest quarter; thence South 88 degrees 21 minutes 18 seconds East along the north line thereof a distance of 12.75 feet to a capped rebar distant 127.00 feet west of the southeast corner of Seminary Lot 177; thence North 02 degrees 45 minutes 14 seconds West parallel with the east line of said Seminary Lot 177 a distance of 876.65 feet to a capped rebar on the north line of Lot 177; thence South 88 degrees 21 minutes 18 seconds East along said north line and the projection thereof a distance of 135.25 feet to a capped rebar in the centerline of a vacated 16.5 foot alley; thence North 02 degrees 45 minutes 14 seconds West along the alley centerline a distance of 110.93 feet to a capped rebar distant 94.38 feet north of the south line of Seminary Lot 167; thence South 87 degrees 58 minutes 37 seconds East parallel with the south line of Seminary Lots 167 and 168 a distance of 1326.41 feet to railroad spike on the west line of Seminary Lot 57, said point being on the east line of the vacated 33 foot right of way of Walker Street and the **Point of Beginning**; thence South 02 degrees 45 minutes 14 seconds East along said east line a distance of 174.34 feet; thence South 89 degrees 53 minutes 32 seconds East a distance of 80.32 feet; thence South 01 degrees 33 minutes 58 seconds West a distance of 326.98 feet; thence South 88 degrees 23 minutes 43 seconds East a distance of 323.74 feet; thence South 01 degrees 36 minutes 17 seconds West a distance of 109.76 feet; thence South 88 degrees 23 minutes 43 seconds East a distance of 622.00 feet; thence South 01 degrees 31 minutes 14 seconds West a distance of 136.00 feet; thence South 88 degrees 23 minutes 43 seconds East a distance of 158.00 feet; thence North 01 degrees 36 minutes 17 seconds East a distance of 642.62 feet to the westerly 50 foot half right-of-way line of the Indiana Railroad; thence North 29 degrees 27 minutes 17 seconds West along said right-of-way line a distance of 419.03 feet; thence North 89 degrees 53 minutes 32 seconds West a distance of 999.46 feet to the aforesaid east line of vacated Walker Street; thence South 02 degrees 45 minutes 14 seconds East along said east line a distance of 231.66 feet to the **Point of Beginning**, containing 21.38 acres, more or less.

**Parcel 5**  
**Land Description**

Part of the Southeast Quarter of Section 5 and part of the Northeast Quarter of Section 8, all in Township 8 North, Range 1 West, being part of Seminary Lot 42, 55 and 56 as recorded in Deed Book A, Pages 54 & 55 in the Office of the Recorder of Monroe County, Indiana, described as follows:

Commencing at an 8 inch x 8 inch limestone monument at the southwest corner of the northwest quarter of said Section 8; thence on an assumed bearing of North 01 degrees 50 minutes 26 seconds West along the west line thereof a distance of 609.78 feet to a 5/8" rebar with a yellow cap marked "Schneider Engineering Corp." (hereinafter referred to as "capped rebar"), said point being on the south line of a 150 foot wide electric easement (Deed Record 120, Page 600); thence continuing North 01 degrees 50 minutes 26 seconds West along said west line a distance of 710.30 feet to an 8 inch x 8 inch limestone monument at the northwest corner of the south half of said northwest quarter; thence South 88 degrees 36 minutes 44 seconds East along the north line thereof a distance of 1163.07 feet to an 8 inch x 8 inch limestone monument; thence North 00 degrees 59 minutes 12 seconds West a distance of 1322.84 feet to an 8 inch x 8 inch limestone monument on the north line of said northwest quarter; thence South 88 degrees 21 minutes 18 seconds East along the north line thereof a distance of 12.75 feet to a capped rebar distant 127.00 feet west of the southeast corner of Seminary Lot 177; thence North 02 degrees 45 minutes 14 seconds West parallel with the east line of said Seminary Lot 177 a distance of 876.65 feet to a capped rebar on the north line of Lot 177; thence South 88 degrees 21 minutes 18 seconds East along said north line and the projection thereof a distance of 135.25 feet to a capped rebar in the centerline of a vacated 16.5 foot alley; thence North 02 degrees 45 minutes 14 seconds West along the alley centerline a distance of 110.93 feet to a capped rebar distant 94.38 feet north of the south line of Seminary Lot 167; thence South 87 degrees 58 minutes 37 seconds East parallel with the south line of Seminary Lots 167 and 168 a distance of 1326.41 feet to railroad spike on the west line of Seminary Lot 57, said point being on the east line of the vacated 33 foot right of way of Walker Street; thence South 02 degrees 45 minutes 14 seconds East along said east line a distance of 174.34 feet; thence South 89 degrees 53 minutes 32 seconds East a distance of 80.32 feet; thence South 01 degrees 33 minutes 58 seconds West a distance of 326.98 feet to the **Point of Beginning**; thence South 88 degrees 23 minutes 43 seconds East a distance of 323.74 feet; thence South 01 degrees 36 minutes 17 seconds West a distance of 109.76 feet; thence South 88 degrees 23 minutes 43 seconds East a distance of 622.00 feet; thence South 01 degrees 31 minutes 14 seconds West a distance of 136.00 feet; thence South 88 degrees 23 minutes 43 seconds East a distance of 158.00 feet; thence North 01 degrees 36 minutes 17 seconds East a distance of 642.62 feet to the westerly 50 foot half right-of-way line of the Indiana Railroad; thence South 29 degrees 27 minutes 17 seconds East along said right-of-way line a distance of 1189.80 feet; thence North 88 degrees 12 minutes 47 seconds West parallel with said south line a distance of 141.69 feet (1/4 inch iron rod 1.0 feet south and 0.9 feet west of corner); thence South 02 degrees 07 minutes 25 seconds West a distance of 111.43 feet (1/4 inch iron rod 1.2 feet south and 0.5 feet west of corner); thence North 67 degrees 47 minutes 46 seconds West a distance of 319.41 feet to a point distant 139.5 feet south of the south line of the southeast quarter of said Section 5 (rebar with cap 0.2 feet north and 0.8 feet west of corner); thence North 88 degrees 12 minutes 47 seconds West parallel with the south line of said southeast quarter a distance of 545.03 feet (rebar with cap 0.8 feet north and 0.2 feet east of corner and 1 inch iron rod 2.6 feet north and 2.9 feet east of corner); thence South 02 degrees 08 minutes 49 seconds East a distance of 250.00 feet; thence South 89 degrees 17 minutes 06 seconds West distance of 747.44 feet to a point which bears South 01 degrees 33 minutes 58 seconds West a distance of 898.94 feet from the Point of Beginning; thence North 01 degrees 33 minutes 58 seconds East a distance of 898.94 feet to the **Point of Beginning**, containing 25.28 acres, more or less.

**Parcel 6**  
**Land Description**

Part of the Northwest Quarter of Section 8 and part of the Southeast Quarter and Southwest Quarter of Section 5, all in Township 8 North, Range 1 West, being Seminary Lots 169 through 172 and part of Lots 56, 167 and 168 as recorded in Deed Book A, Pages 54 & 55 in the Office of the Recorder of Monroe County, Indiana, described as follows:

Commencing at an 8 inch x 8 inch limestone monument at the southwest corner of the northwest quarter of said Section 8; thence on an assumed bearing of North 01 degrees 50 minutes 26 seconds West along the west line thereof a distance of 609.78 feet to a 5/8" rebar with a yellow cap marked "Schneider Engineering Corp." (hereinafter referred to as "capped rebar"), said point being on the south line of a 150 foot wide electric easement (Deed Record 120, Page 600); thence continuing North 01 degrees 50 minutes 26 seconds West along said west line a distance of 710.30 feet to an 8 inch x 8 inch limestone monument at the northwest corner of the south half of said northwest quarter; thence South 88 degrees 36 minutes 44 seconds East along the north line thereof a distance of 1163.07 feet to an 8 inch x 8 inch limestone monument; thence North 00 degrees 59 minutes 12 seconds West a distance of 840.00 feet to the **Point of Beginning**; thence continuing North 00 degrees 59 minutes 12 seconds West a distance of 482.84 feet to an 8 inch x 8 inch limestone monument on the north line of said northwest quarter; thence South 88 degrees 21 minutes 18 seconds East along the north line thereof a distance of 12.75 feet to a capped rebar distant 127.00 feet west of the southeast corner of Seminary Lot 177; thence North 02 degrees 45 minutes 14 seconds West parallel with the east line of said Seminary Lot 177 a distance of 876.65 feet to a capped rebar on the north line of Lot 177; thence South 88 degrees 21 minutes 18 seconds East along said north line and the projection thereof a distance of 135.25 feet to a capped rebar in the centerline of a vacated 16.5 foot alley; thence North 02 degrees 45 minutes 14 seconds West along the alley centerline a distance of 110.93 feet to a capped rebar distant 94.38 feet north of the south line of Seminary Lot 167; thence South 87 degrees 58 minutes 37 seconds East parallel with the south line of Seminary Lots 167 and 168 a distance of 1326.41 feet to railroad spike on the west line of Seminary Lot 57, said point being on the east line of the vacated 33 foot right of way of Walker Street; thence South 02 degrees 45 minutes 14 seconds East along said east line a distance of 174.34 feet; thence South 89 degrees 53 minutes 32 seconds East a distance of 80.32 feet; thence South 01 degrees 33 minutes 58 seconds West a distance of 1225.92 feet; thence South 89 degrees 17 minutes 06 seconds West a distance of 1473.07 feet to the **Point of Beginning**, containing 48.86 acres, more or less.

**Parcel 1**  
**Land Description**

Part of the Southeast Quarter of Section 5, Township 8 North, Range 1 West, being part of Seminary Lots 54 and 57 as recorded in Deed Book A, Pages 54 & 55 in the Office of the Recorder of Monroe County, Indiana, described as follows:

Commencing at an 8 inch x 8 inch limestone monument at the southwest corner of the northwest quarter of said Section 8, Township 8 North, Range 1 West; thence on an assumed bearing of North 01 degrees 50 minutes 26 seconds West along the west line thereof a distance of 609.78 feet to a 5/8" rebar with a yellow cap marked "Schneider Engineering Corp." (hereinafter referred to as "capped rebar"), said point being on the south line of a 150 foot wide electric easement (Deed Record 120, Page 600); thence continuing North 01 degrees 50 minutes 26 seconds West along said west line a distance of 710.30 feet to an 8 inch x 8 inch limestone monument at the northwest corner of the south half of said northwest quarter; thence South 88 degrees 36 minutes 44 seconds East along the north line thereof a distance of 1163.07 feet to an 8 inch x 8 inch limestone monument; thence North 00 degrees 59 minutes 12 seconds West a distance of 1322.84 feet to an 8 inch x 8 inch limestone monument on the north line of said northwest quarter; thence South 88 degrees 21 minutes 18 seconds East along the north line thereof a distance of 12.75 feet to a capped rebar distant 127.00 feet west of the southeast corner of Seminary Lot 177; thence North 02 degrees 45 minutes 14 seconds West parallel with the east line of said Seminary Lot 177 a distance of 876.65 feet to a capped rebar on the north line of Lot 177; thence South 88 degrees 21 minutes 18 seconds East along said north line and the projection thereof a distance of 135.25 feet to a capped rebar in the centerline of a vacated 16.5 foot alley; thence North 02 degrees 45 minutes 14 seconds West along the alley centerline a distance of 110.93 feet to a capped rebar distant 94.38 feet north of the south line of Seminary Lot 167; thence South 87 degrees 58 minutes 37 seconds East parallel with the south line of Seminary Lots 167 and 168 a distance of 1326.41 feet to railroad spike on the west line of Seminary Lot 57, said point being on the east line of the vacated 33 foot right of way of Walker Street; thence North 02 degrees 45 minutes 14 seconds West along said east line a distance of 231.66 feet to the **Point of Beginning**; thence continuing North 02 degrees 45 minutes 14 seconds West along said east line a distance of 535.82 feet to a railroad spike on the south line of Allen Street; thence South 89 degrees 53 minutes 32 seconds East along the south line of Allen Street dedicated to the City of Bloomington recorded as Deed Book 446, Page 333 in the Office of the Recorder of Monroe County, Indiana a distance of 695.00 feet to the westerly 50 foot half right-of-way line of the Indiana Railroad, said point being on a non-tangent curve having a radius of 2814.79 feet, the radius point of which bears South 53 degrees 02 minutes 55 seconds West; thence southeasterly along said curve and right-of-way line an arc distance of 368.29 feet to a point which bears North 60 degree 32 minutes 43 seconds East from said radius point; thence South 29 degrees 27 minutes 17 seconds East along said westerly right-of-way line a distance of 261.66 feet; thence North 89 degrees 53 minutes 32 seconds West a distance of 999.46 feet to the **Point of Beginning**, containing 10.51 acres, more or less.



ARCEL NO.:  
PROJECT NO.: 3121B  
PROJECT NAME:  
COUNTY: MONROE  
SECTION: 5  
TOWNSHIP: 8N  
RANGE: 1W

OWNER: IEC VENTURES, LLC

DRAWN BY: R.G. BOSELL  
DATE: 12/14/04

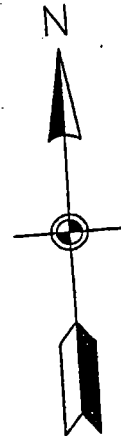
CHECKED BY: J.D. RAMEY  
DATE: 12/14/04

SCALE: 1"=200'

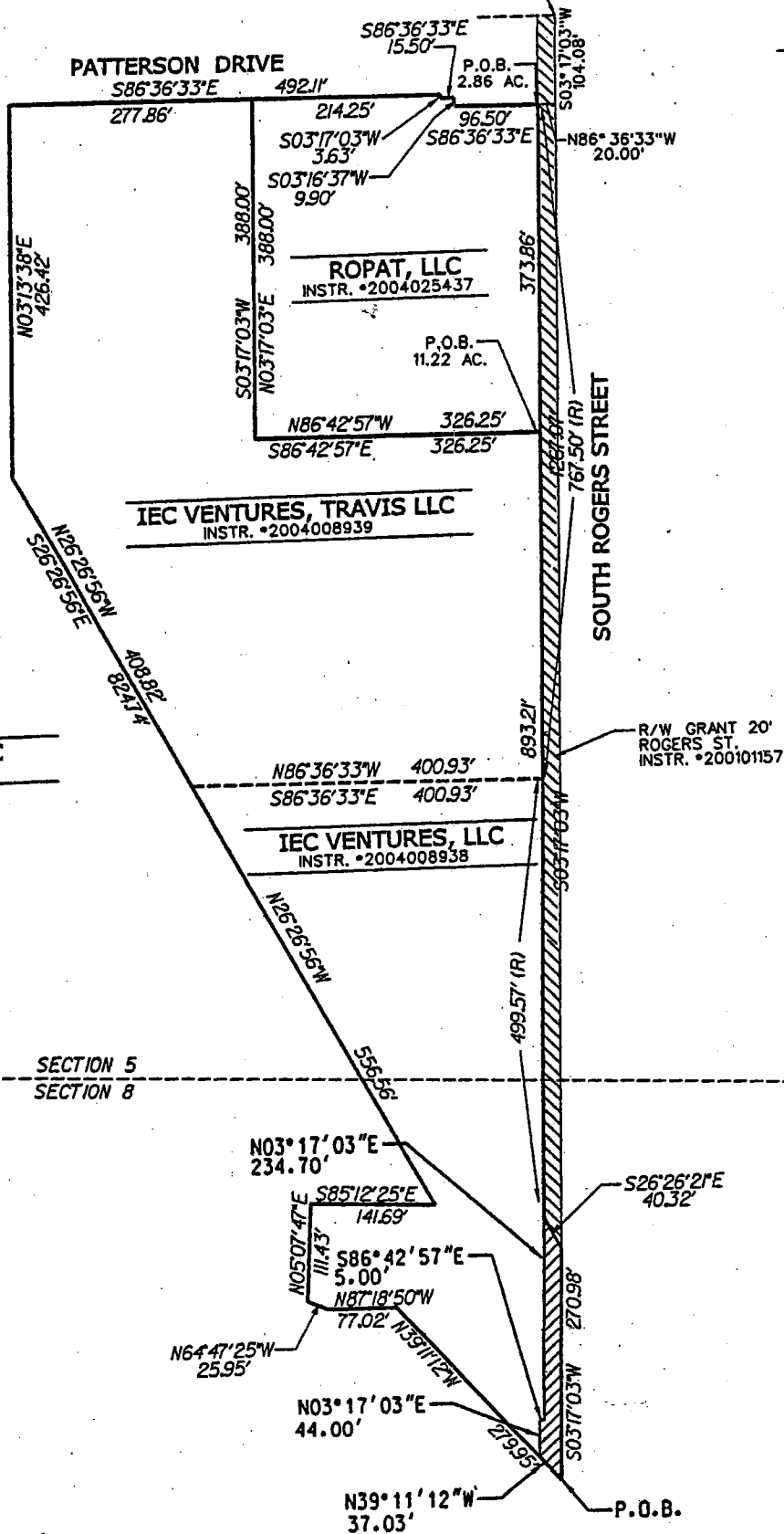


HATCHED AREA IS THE  
APPROXIMATE EASEMENT AREA

THIS PLAT WAS PREPARED FROM INFORMATION OBTAINED FROM THE RECORDER  
AND OTHER SOURES WHICH WERE NOT NECESSARILY CHECKED BY A FIELD SURVEY



NE Corner  
Lot 3 Duncan Addition  
(PB 3, Pg. 85)



Smith Neubecker & Associates, Inc.  
453 S. Clarizz Boulevard  
Bloomington, Indiana, 47407-5355  
Telephone: (812) 336-6536  
FAX: (812) 336-0513  
www.snainc.com

TOTAL AREA 11.22ACRES+-  
ESMT AREA 0.13ACRES+-

Exhibit A, p. 2 of 2

**R/W DEDICATION  
IEC VENTURES LLC, TRAVIS LLC INSTR. #2004008939  
JOB NO. 3121B**

A strip of land being part of a parcel owned by IEC Ventures, LLC recorded as Instrument Number 2004008938, in the Office of the Recorder of Monroe County, Indiana, also being a part of the Northeast Quarter of Section 8, Township 8 North, Range 1 West, and a part of the Southeast Quarter of Section 5 Township 8 North, Range 1 West, Monroe County, Indiana, and being more particularly described as follows:

BEGINNING at the Southeast corner of said parcel; thence NORTH 39 degrees 11 minutes 12 seconds West for a distance of 37.03 feet; thence NORTH 03 degrees 17 minutes 03 seconds East for a distance of 44.00 feet; thence SOUTH 86 degrees 42 minutes 57 seconds East for a distance of 5.00 feet; thence NORTH 03 degrees 17 minutes 03 seconds East for a distance of 234.70 feet; thence SOUTH 26 degrees 26 minutes 21 seconds East for a distance of 40.32 feet; thence SOUTH 03 degrees 17 minutes 03 seconds West for a distance of 270.98 feet to the POINT OF BEGINNING, containing 0.13 acres more or less.







Parcel 2

Land Description

Part of the Northeast Quarter and Northwest Quarter of Section 8, Township 8 North, Range 1 West in Monroe County, Indiana, described as follows:

Commencing at an 8 inch x 8 inch limestone monument at the southwest corner of the northwest quarter of said Section 8; thence on an assumed bearing of North 01 degrees 50 minutes 26 seconds West along the west line thereof a distance of 609.78 feet to a 5/8" rebar with a yellow cap marked "Schneider Engineering Corp." (hereinafter referred to as "capped rebar"), said point being on the south line of a 150 foot wide electric easement (Deed Record 120, Page 600) and the **Point of Beginning**; thence continuing North 01 degrees 50 minutes 26 seconds West along said west line a distance of 710.30 feet to an 8 inch x 8 inch limestone monument at the northwest corner of the south half of said northwest quarter; thence South 88 degrees 36 minutes 44 seconds East along the north line thereof a distance of 1163.07 feet to an 8 inch x 8 inch limestone monument; thence North 00 degrees 59 minutes 12 seconds West a distance of 840.00 feet; thence North 89 degrees 17 minutes 06 seconds East a distance of 2220.51 feet to a point which bears North 02 degrees 08 minutes 49 seconds West a distance of 715.42 feet from a point (rebar with cap 0.5 feet south and 0.1 feet west of corner); thence South 02 degrees 08 minutes 49 seconds East a distance of 715.42 feet (rebar with cap 0.5 feet south and 0.1 feet west of corner); thence South 87 degrees 44 minutes 30 seconds East a distance of 844.50 feet (8 inch x 8 inch limestone 0.8 feet south and 0.2 feet east of corner); thence North 02 degrees 11 minutes 31 seconds West a distance of 82.90 feet (P.K. nail 0.4 feet south of corner); thence South 88 degrees 20 minutes 08 seconds East a distance of 269.94 feet to a Mag Nail in the centerline of Rogers Street; thence South 00 degrees 36 minutes 21 seconds West along said centerline a distance of 147.18 feet to a Mag Nail; thence North 89 degrees 12 minutes 26 seconds West a distance of 1775.57 feet; thence South 00 degrees 57 minutes 13 seconds East a distance of 362.94 feet to a point which bears North 89 degrees 12 minutes 26 seconds West a distance of 600.38 feet from an 8 inch x 8 inch limestone monument; thence North 89 degrees 12 minutes 26 seconds West a distance of 529.59 feet to a capped rebar on the southerly line of the aforesaid 150 foot wide electric easement; thence South 71 degrees 59 minutes 20 seconds West along the south line of said electric easement a distance of 1373.20 feet to a capped rebar at an angle point in the south line of said easement; thence North 88 degrees 15 minutes 40 seconds West along the south line of said electric easement a distance of 877.13 feet to the **Point of Beginning**, containing 78.00 acres, more or less.

Parcel 3

Land Description

Part of the Northeast Quarter of Section 8, Township 8 North, Range 1 West, Monroe County, Indiana and a part of the Southeast Quarter of Section 5, Township 8 North, Range 1 West, Monroe County, Indiana; being part of Seminary Lots 42, 43, 54 and 55 as recorded in Deed Book A, Pages 54 and 55 in the Office of the Recorder of Monroe County; Lots 21 through 30 of Duncan Subdivision recorded in Plat Book 3, Page 85; Lots 1 through 3 of Duncan Addition recorded in Plat Book 3, Page 44; the vacated alley lying west of Lots 1,2,3 in said Duncan Addition and the vacated alley lying south of Lot 1 in Duncan Addition and lying south of Lots 21 through 30 in Duncan Subdivision all being described as follows:

**Beginning** at a concrete nail at the northeast corner of said Lot 3 in Duncan Addition; thence on an assumed bearing South 00 degrees 16 minutes 42 seconds West along the west 20 foot half right-of-way line of Rogers Street a distance of 1406.13 feet to a Mag Nail on the easterly 50 foot half right-of-way line of the Indiana Railroad; thence North 29 degrees 27 minutes 17 seconds West along said easterly right-of-way line a distance of 63.07 feet; thence North 89 degrees 38 minutes 57 seconds West a distance of 45.16 feet; thence North 21 degrees 17 minutes 23 seconds West a distance of 131.29 feet; thence North 89 degrees 38 minutes 57 seconds West a distance of 50.62 feet; thence North 00 degrees 48 minutes 16 seconds West a distance of 134.43 feet to the aforesaid easterly 50 foot right-of-way line; thence North 29 degrees 27 minutes 17 seconds West along said easterly line a distance of 1025.53 feet to the north line of the said Seminary Lot 55; thence South 89 degrees 37 minutes 15 seconds East along said north line and along the north line of said Seminary Lot 42 a distance of 62.49 feet to a P.K. Nail over railroad spike at the southerly extension of the west line of said Lot 30 in Duncan Subdivision; thence North 00 degrees 13 minutes 17 seconds East along said extension and along said west lot line a distance of 205.50 feet to a P.K. nail over railroad spike at the northwest corner of Lot 30; thence South 89 degrees 36 minutes 54 seconds East along the north line of Lots 21 through 30 of said Duncan Subdivision and along the north line of Lot 3 of Duncan Addition a distance of 624.20 feet to the **Point of Beginning**, containing 12.62 acres, more or less.

Also, part of the Southeast Quarter of Section 5, Township 8 North, Range 1 West, Marion County, Indiana, being part of Seminary Lot 40 as recorded in Deed Book A, Pages 54 and 55 in the Office of the Recorder of Monroe County and Lots 73 and 74 and the vacated alley between Lots 73 and 74 in Matthew M. Campbell's Addition to Bloomington, all being described as follows:

**Beginning** at the Northeast corner of said Lot 73 (1 inch iron pipe 2.1 feet north and 0.5 feet west of corner and 3/4 inch iron pipe 6 inches down, 0.2 feet north and 2.9 feet west of corner); thence on an assumed bearing South 00 degrees 16 minutes 42 seconds West along the east line thereof and along the east line of said Seminary Lot 40 a distance of 258.00 feet to the south line of Lot 40 (P.K. Nail 0.3 feet south and 0.6 feet west of corner); thence North 89 degrees 46 minutes 25 seconds West along the south line of said Lot 40 a distance of 640.00 feet to the east 20 foot half right-of-way line of Rogers Street (drill hole 0.3 feet south and 0.1 feet west of corner); thence North 00 degrees 16 minutes 42 seconds East along said east right-of-way line a distance of 198.00 feet to a Mag Nail at the southwest corner of Lot 76 in the aforesaid Campbell's Addition; thence South 89 degrees 46 minutes 25 seconds East along the south line of Lots 76 and 75 in said Campbell's Addition a distance of 336.00 feet to the southwest corner of the aforesaid Lot 74 (1/4 inch iron rod 1.7 feet north and 0.6 feet west of corner); thence North 00 degrees 16 minutes 42 seconds East along the west line thereof a distance of 60.00 feet to the northwest corner of Lot 74 (1/4 inch iron rod 1.7 feet north and 0.3 feet west of corner); thence South 89 degrees 46 minutes 25 seconds East along the north line of Lots 74 and 73 a distance of 304.00 feet to the **Point of Beginning**, containing 3.33 acres, more or less.

Parcel 5

Land Description

Part of the Southeast Quarter of Section 5 and part of the Northeast Quarter of Section 8, all in Township 8 North, Range 1 West, being part of Seminary Lot 42, 55 and 56 as recorded in Deed Book A, Pages 54 & 55 in the Office of the Recorder of Monroe County, Indiana, described as follows:

Commencing at an 8 inch x 8 inch limestone monument at the southwest corner of the northwest quarter of said Section 8; thence on an assumed bearing of North 01 degrees 50 minutes 26 seconds West along the west line thereof a distance of 609.78 feet to a 5/8" rebar with a yellow cap marked "Schneider Engineering Corp." (hereinafter referred to as "capped rebar"), said point being on the south line of a 150 foot wide electric easement (Deed Record 120, Page 600); thence continuing North 01 degrees 50 minutes 26 seconds West along said west line a distance of 710.50 feet to an 8 inch x 8 inch limestone monument at the northwest corner of the south half of said northwest quarter; thence South 88 degrees 36 minutes 44 seconds East along the north line thereof a distance of 1163.07 feet to an 8 inch x 8 inch limestone monument; thence North 00 degrees 59 minutes 12 seconds West a distance of 1322.84 feet to an 8 inch x 8 inch limestone monument on the north line of said northwest quarter; thence South 88 degrees 21 minutes 18 seconds East along the north line thereof a distance of 12.75 feet to a capped rebar distant 127.00 feet west of the southeast corner of Seminary Lot 177; thence North 02 degrees 45 minutes 14 seconds West parallel with the east line of said Seminary Lot 177 a distance of 876.65 feet to a capped rebar on the north line of Lot 177; thence South 88 degrees 21 minutes 18 seconds East along said north line and the projection thereof a distance of 135.25 feet to a capped rebar in the centerline of a vacated 16.5 foot alley; thence North 02 degrees 45 minutes 14 seconds West along the alley centerline a distance of 110.93 feet to a capped rebar distant 94.38 feet north of the south line of Seminary Lot 167; thence South 87 degrees 58 minutes 37 seconds East parallel with the south line of Seminary Lots 167 and 168 a distance of 1326.41 feet to railroad spike on the west line of Seminary Lot 57, said point being on the east line of the vacated 33 foot right of way of Walker Street; thence South 02 degrees 45 minutes 14 seconds East along said east line a distance of 174.34 feet; thence South 89 degrees 53 minutes 32 seconds East a distance of 80.32 feet; thence South 01 degrees 33 minutes 58 seconds West a distance of 326.98 feet to the **Point of Beginning**; thence South 88 degrees 23 minutes 43 seconds East a distance of 323.74 feet; thence South 01 degrees 36 minutes 17 seconds West a distance of 109.76 feet; thence South 88 degrees 23 minutes 43 seconds East a distance of 622.00 feet; thence South 01 degrees 31 minutes 14 seconds West a distance of 136.00 feet; thence South 88 degrees 23 minutes 43 seconds East a distance of 158.00 feet; thence North 01 degrees 36 minutes 17 seconds East a distance of 642.62 feet to the westerly 50 foot half right-of-way line of the Indiana Railroad; thence South 29 degrees 27 minutes 17 seconds East along said right-of-way line a distance of 1189.80 feet; thence North 88 degrees 12 minutes 47 seconds West parallel with said south line a distance of 141.69 feet (1/4 inch iron rod 1.0 feet south and 0.9 feet west of corner); thence South 02 degrees 07 minutes 25 seconds West a distance of 111.43 feet (1/4 inch iron rod 1.2 feet south and 0.5 feet west of corner); thence North 67 degrees 47 minutes 46 seconds West a distance of 319.41 feet to a point distant 139.5 feet south of the south line of the southeast quarter of said Section 5 (rebar with cap 0.2 feet north and 0.8 feet west of corner); thence North 88 degrees 12 minutes 47 seconds West parallel with the south line of said southeast quarter a distance of 545.03 feet (rebar with cap 0.8 feet north and 0.2 feet east of corner and 1 inch iron rod 2.6 feet north and 2.9 feet east of corner); thence South 02 degrees 08 minutes 49 seconds East a distance of 250.00 feet; thence South 89 degrees 17 minutes 06 seconds West distance of 747.44 feet to a point which bears South 01 degrees 33 minutes 58 seconds West a distance of 898.94 feet from the Point of Beginning; thence North 01 degrees 33 minutes 58 seconds East a distance of 898.94 feet to the **Point of Beginning**, containing 25.28 acres, more or less.



Parcel 6

Land Description

Part of the Northwest Quarter of Section 8 and part of the Southeast Quarter and Southwest Quarter of Section 5, all in Township 8 North, Range 1 West, being Seminary Lots 169 through 172 and part of Lots 56, 167 and 168 as recorded in Deed Book A, Pages 54 & 55 in the Office of the Recorder of Monroe County, Indiana, described as follows:

Commencing at an 8 inch x 8 inch limestone monument at the southwest corner of the northwest quarter of said Section 8; thence on an assumed bearing of North 01 degrees 50 minutes 26 seconds West along the west line thereof a distance of 609.78 feet to a 5/8" rebar with a yellow cap marked "Schneider Engineering Corp." (hereinafter referred to as "capped rebar"), said point being on the south line of a 150 foot wide electric easement (Deed Record 120, Page 600); thence continuing North 01 degrees 50 minutes 26 seconds West along said west line a distance of 710.30 feet to an 8 inch x 8 inch limestone monument at the northwest corner of the south half of said northwest quarter; thence South 88 degrees 36 minutes 44 seconds East along the north line thereof a distance of 1163.07 feet to an 8 inch x 8 inch limestone monument; thence North 00 degrees 59 minutes 12 seconds West a distance of 840.00 feet to the **Point of Beginning**; thence continuing North 00 degrees 59 minutes 12 seconds West a distance of 482.84 feet to an 8 inch x 8 inch limestone monument on the north line of said northwest quarter; thence South 88 degrees 21 minutes 18 seconds East along the north line thereof a distance of 12.75 feet to a capped rebar distant 127.00 feet west of the southeast corner of Seminary Lot 177; thence North 02 degrees 45 minutes 14 seconds West parallel with the east line of said Seminary Lot 177 a distance of 876.65 feet to a capped rebar on the north line of Lot 177; thence South 88 degrees 21 minutes 18 seconds East along said north line and the projection thereof a distance of 135.25 feet to a capped rebar in the centerline of a vacated 16.5 foot alley; thence North 02 degrees 45 minutes 14 seconds West along the alley centerline a distance of 110.93 feet to a capped rebar distant 94.38 feet north of the south line of Seminary Lot 167; thence South 87 degrees 58 minutes 37 seconds East parallel with the south line of Seminary Lots 167 and 168 a distance of 1326.41 feet to railroad spike on the west line of Seminary Lot 57, said point being on the east line of the vacated 33 foot right of way of Walker Street; thence South 02 degrees 45 minutes 14 seconds East along said east line a distance of 174.34 feet; thence South 89 degrees 53 minutes 32 seconds East a distance of 80.32 feet; thence South 01 degrees 33 minutes 58 seconds West a distance of 1225.92 feet; thence South 89 degrees 17 minutes 06 seconds West a distance of 1473.07 feet to the **Point of Beginning**, containing 48.86 acres, more or less.

Parcel 7

Land Description

Part of the Northeast Quarter of Section 8, Township 8 North, Range 1 West in Monroe County, Indiana, described as follows:

Commencing at an 8 inch x 8 inch limestone monument at the southwest corner of the northwest quarter of said Section 8; thence on an assumed bearing of North 01 degrees 50 minutes 26 seconds West along the west line thereof a distance of 609.78 feet to a 5/8" rebar with a yellow cap marked "Schneider Engineering Corp." (hereinafter referred to as "capped rebar"); said point being on the south line of a 150 foot wide electric easement (Deed Record 120, Page 600), the following two courses are along the southerly lines of said easement; thence South 88 degrees 15 minutes 40 seconds East a distance of 877.13 feet to a capped rebar; thence North 71 degrees 59 minutes 20 seconds East a distance of 1373.20 feet to a capped rebar; thence South 89 degrees 12 minutes 26 seconds East a distance of 529.59 feet to the **Point of Beginning**; thence North 00 degrees 57 minutes 13 seconds West a distance of 362.94 feet to a point which bears North 89 degrees 12 minutes 26 seconds West a distance of 1775.57 feet from a Mag Nail; thence South 89 degrees 12 minutes 26 seconds East a distance of 600.38 feet; thence South 00 degrees 57 minutes 13 seconds East a distance of 362.94 feet to an 8 inch x 8 inch limestone monument; thence North 89 degrees 12 minutes 26 seconds West a distance of 600.38 feet to the **Point of Beginning**, containing 5.00 acres, more or less.